

**CITY OF FAYETTEVILLE
PLANNING COMMISSION
COUNCIL CHAMBERS, CITY HALL
FEBRUARY 18, 2020 @ 6:30 p.m.**

**AGENDA
CITY OF FAYETTEVILLE
PLANNING COMMISSION
REGULAR MEETING
COUNCIL CHAMBERS, CITY HALL
FEBRUARY 18, 2020 @ 6:30 p.m.**

- I. PLEDGE OF ALLEGIANCE**
- II. MEMBERS STATE THEIR NAMES FOR THE RECORD**
- III. APPROVAL OF AGENDA**
- IV. APPROVAL OF THE MINUTES FOR OCTOBER 15, 2019**
- V. PUBLIC HEARINGS**
 - 1. ALT20-01.** Alternative Sign Plan as requested by Nelson Architecture & Interiors, Inc. for the Cross Creek Mall, located at 419 Cross Creek Mall, property of Cross Creek Mall SPE L E, to consist of three monument signs and various wall signs.
- VI. OTHER BUSINESS**
- VII. DISCUSSION**
- VIII. ADJOURNMENT**

**City of Fayetteville
Planning Commission
City Hall, Council Chambers
October 15, 2019 @ 6:30 PM**

Members Present

Christopher Davis
Lakeisha Payton (Entered at 6:40pm)
Mike Dobs
Rishi Shah
Mike King
Alicia Moore
Steven McMillian
Marsha Bryant

Staff Present

Dr. Gerald Newton, Development Services Director
Taurus Freeman, Planning & Zoning Manager
Lisa Harper, Assistant City Attorney
Sharon Williams, Senior Planner
Heather Eckhardt, Zoning Administrator
Byron Reeves, Engineer II
Shelia Thomas-Ambat, Public Services Director

CALL TO ORDER

Chairman Christopher Davis called the meeting to order.

PLEDGE OF ALLEGIANCE

INTRODUCTION OF MEMBERS FOR THE RECORD

APPROVAL OF THE AGENDA

MOTION: Marsha Bryant

SECOND: Mike King

VOTE: Unanimous (7-0)

APPROVAL OF THE SEPTMBER 17, 2019 AND OCTOBER 3, 2019 MINUTES

MOTION: Rishi Shah

SECOND: Steven McMillian

VOTE: Unanimous (7-0)

Members of the City of Fayetteville Planning Commission stated they did not have any conflicts of interest with TA19-060 or the proposed Alternative Sign Plan.

PUBLIC HEARING(S)

Alternative Sign Plan – Hay St Parking Garage, Stadium View Office Tower, Hyatt Plaza Hotel, Prince Charles Hotel, and Festival Park Plaza Office Building

Taurus Freeman presented the proposed addendum to the previously approved alternative signage plan for the Prince Charles Hotel, etc. Staff recommended the approval of the proposed addendum.

The public hearing was opened.

Chairman Davis inquired if the applicant had renderings of the proposed signage. The applicant, Rory Dowling, stated that tenants have not been confirmed at this time however, the development is not opposed to an unified color and font scheme.

There were no further speakers. The public hearing was closed.

Motion: Rishi Shah made a motion to approve the alternative signage plan as presented with the condition recommended by staff.

Second: Lakeisha Payton

Vote: Unanimous (8-0)

TA19-060

Sharon Williams, Senior Planner, presented the requested amendment to remove the requirement for a minimum lot width for gasoline sales. This was a request by Harris Teeter. Staff recommended the approval of the proposed text amendment.

The commission discussed various items such as site access and safety concerns. The representative for the applicant, Maggie Jones, stated that the project will still have to be reviewed by staff and that all access points will be internal to the development.

There were no further speakers. The public hearing was closed.

Motion: Marsha Bryant made a motion to recommend approval of the proposed text amendment.

Second: Steven McMillian

Vote: Unanimous (8-0)

At this time, Marsha Bryant requested to recuse herself from the review of the last text amendment and the Future Land Use Plan.

Motion: Rishi Shah made a motion to recuse Marsha Bryant from TA19-046.

Second: Mike King

Vote: Unanimous (7-0)

TA19-046

Taurus Freeman and Byron Reeves, Engineer II, presented the staff recommendation for a text amendment in response to the UDO Task Force request. The staff recommendation would require all residential sidewalks be constructed prior to plat approval.

The commission discussed the proposed amendment

The public hearing was opened. There were no speakers. The public hearing was closed.

Motion: Rishi hah made a motion to recommend approval of the amendment proposed by Public Services.

Second: Steven McMillian

Vote: Unanimous (7-0)

2040 Comprehensive Plan - Future Land Use Map

Taurus Freeman stated that the Future Land Use Map was up for review as previously presented.

The public hearing was opened. There were no speakers, The public hearing was closed.

Motion: Lakeisha Payton made a motion to recommend the adoption of the 2040 Comprehensive Plan.

Second: Mike King

Vote: Unanimous (7-0)

There was no further business or discussion.

Motion: Lakeisha Payton made a motion to return Marsha Bryant to the board.

Second: Mike King

Vote: Unanimous (7-0)

Motion: Mike King made a motion to adjourn the meeting.

Second: Steven McMillian

Vote: Unanimous (8-0)

Respectfully submitted Heather Eckhardt

PLANNING COMMISSION
STAFF REPORT

TO: Planning Commission Members
THRU: Taurus Freeman – Planning & Zoning Divisional Manager
FROM: Heather Eckhardt – Zoning Administrator
DATE: February 21, 2020

RE: ALT20-01. Alternative Sign Plan as requested by Nelson Architecture & Interiors, Inc. for the Cross Creek Mall, located at 419 Cross Creek Mall, property of Cross Creek Mall SPE L E, to consist of three monument signs and various wall signs.

Council District:
9 – Council Member Yvonne Kinston

Section 30-5.L.10.g – Alternative Signage Plan:

Regardless of the other provisions of this Article, the Planning Commission may, at its sole discretion, approve a signage plan for certain development projects listed in this section. The approved signage plan may include signs of different sizes, types, locations, placement and height from other otherwise enumerated in this Article.

The purposes behind this section is as follows:

- a. To permit creativity in sign design and placement to address site issues and constraints associated with topography, pedestrian-orientation, wayfinding other conditions unique to the subject development.
- b. To encourage the development of comprehensive signage plans for large developments that promote an integrated approach to sign design and placement that is both attractive and informative.

Background:

Owner: Cross Creek Mall SPE L P
Applicant: Nelson Architecture & Interiors, Inc
Requested Action: Reduction in the required side and rear yard setbacks.
Zoning District: CC – Community Commercial
Property Address: 419 Cross Creek Mall
Size: 17.51 acres ±
Existing Land Use: Commercial
Adjoining Land Uses & Zoning:

- North: CC – Community Commercial

- East: CC – Community Commercial
- South: CC – Community Commercial
- West: CC – Community Commercial

Summary:

The applicant, Nelson Architecture & Interiors, Inc., is requesting three additional ground signs and additional wall signage in excess of the square footage permitted by code. As part of the Sears redevelopment, Nelson Architecture & Interiors, Inc. would like to provide the new tenants will ample business identification opportunities. They propose three freestanding ground signs.

Analysis:

Section 30-5.L.10.g provides for five standards to be considered. Each standard is listed below along with the applicant's response and staff analysis.

1. The extent to which the proposed signage plan deviates from the sign allowances otherwise applicable in this Article:

According to the applicant, there are a variety of tenants moving into this development, each of which range from no deviation to needing a variance to allow for additional signs, additional sign square footage, additional sign square footage to linear building ratio. The overall development linear footage is 3,060 ft. The overall is 2,780 square feet. This gives the overall development a ratio of .9 square feet of signage per one linear foot of building frontage.

Staff finds that the proposed signage plan deviates from Section 30-5.L.8.a by increasing the number of permitted freestanding signs as well as the permitted square footage allowed for wall signage.

2. The rationale provided by the applicant for the deviations:

Each tenant's design fits into an overall prototype that is standard for their stores nationwide, as stated by the applicant. Each tenant has studied their prototypes to provide optimal visibility and aesthetic pleasure from a variety of viewing angles.

3. The extent to which the signage plan promotes city goals for way-finding, pedestrian-orientation, and business identification:

Per the applicant, all types of deviation can primarily fit into the rationale that these buildings will be approached and viewed from all four sides so it is important for each to provide identification on all sides of their building. Each tenant has creatively incorporated their signs into the character of the architecture of the building giving each a unique but appropriate amount and look of their signage.

Staff feels that the proposed signage provides additional way-finding signage for vehicular and pedestrian traffic which is currently lacking within the Cross Creek Mall complex. Additional freestanding signage will also increase visibility for the incoming businesses to the Sears redevelopment area.

4. The degree to which the signage plan creatively and effectively addresses the issues and constraints unique to the site with regard to signage:

The applicant states that the site formerly housed a decommissioned Sears building which created a dead zone on the mall property. With this redevelopment, these tenants will be reactivating this side of the Cross Creek Mall and create new retail and dining options for city residents.

The Cross Creek Mall has multiple businesses within the mall itself as well as other businesses along the outer ring road, per the Unified Development Ordinance, the stand alone businesses would not be permitted their own freestanding signage as the mall has already erected freestanding signage on the parcel.

The proposed freestanding monument signs are 32 square feet and six-feet tall. These signs will provide the new tenants opportunities for identification without impeding visibility or conflicting with other signage in the development or at neighboring developments. The proposed wall signage for many of the tenants is compliant with the code. The wall signage proposed for Dave and Buster's as well as Rooms to Go does exceed what would be permitted by the Unified Development Ordinance however, it suits the size of the building facades.

5. The degree to which the signage plan creates a unified approach to development signage that is attractive and effective in communication.

The signs on all facades of the pad buildings provide visibility for traffic on Skibo Road as well as vehicular and pedestrian traffic within the mall property. The monumental signs have been strategically placed at key traffic decision points to provide easy decision making and steady flow. These new signs are requiring similar variances that were granted to "The District" side of the mall. They will also be of a similar quality and placement.

While the individual tenants will have their national branding on their facades, the proposed freestanding monument signs are consistent within this redevelopment area. The proposed monument signs are also consistent with the existing signage throughout the mall complex to include way-finding signage as well as signage at "The District" which was previously approved through the alternative signage plan process.

Options:

The Planning Commission may deny or approve the proposed signage plan in part or in total and may establish conditions regarding approval.

Possible Motions

- Approval
- Approval with conditions
- Denial

Recommended Action:

Planning Staff recommends that the Planning Commission move to approve the Alternative Signage Plan request as described above because finding(s) 1-5 appear to have been met with the evidence currently submitted.

Attachments:

1. Application
2. Table of Proposed Signage
3. Rendering of Proposed Signage

Cross Creek Mall Alternative Sign Plan

Location	Proposed*	Permitted*	Compliance	Comments
Mall Entry	108.29	175	Yes	
Mall Shops				
North	60	92	Yes	
North West	60	14	NO	Within reason
West	120	61	NO	Within reason
Dave & Busters				
West				
Logo	201			
Eat Drink Play Watch Channel Letters	100.88			
Eat, Drink, Play, Watch Panels	469.6			Four signs at 117.4 sq. ft. apiece
Total	771.48	233	NO	Total exceeds permitted amount but suits façade
South				
Logo	113			
Eat Drink Play Watch Square	400			
Total	513	132	NO	Total exceeds permitted amount but suits façade
Rooms to Go (Pad B)				
North				
Name	224.36	232	Yes	232 s.f. based on 1.5/1 ratio permitted for channel letters
South				
Name	120	154	Yes	
East				
Name	346.2	465	Yes	465 s.f. based on 1.5/1 ratio permitted for channel letters
West				
Name	346.2	465	Yes	465 s.f. based on 1.5/1 ratio permitted for channel letters
BJ's Brewhouse (Pad C)				
North				
Logo	12.7			
Restaurant	10.5			
Brewhouse	10.5			
Total	33.7	102	Yes	
South				
Logo	12.7			
Restaurant	10.5			
Brewhouse	10.5			
Take Out	16			
Metal Image	159.7			
Total with Metal Image	209.4	153.25	NO	153.25 s.f. based on 1.5/1 ratio for channel letters. Metal image of hops collection/processing suits overall façade.
Total without Metal Image	49.7	153.25	Yes	
East				
Logo	12.7			
Restaurant	12.5			
Brewhouse	12.5			
Total	33.7	90	Yes	

Cross Creek Mall Alternative Sign Plan

Location	Proposed*	Permitted*	Compliance	Comments
West				
Logo	18.3			
Restaurant Brewhouse	17.5			
Total	35.8	83	Yes	
Ground	32	0	NO	Request for additional ground signage is within reason
Longhorn Steakhouse (Pad D)				
North				
Name	68.87	82	Yes	
South				
Logo	19.7			
Name	68.87			
Total	88.57	114.78	Yes	114.78 s.f. based on 1.5/1 ratio permitted for channel letters
East				
Name	68.87	79	Yes	
West				
Logo	19.7			
Name	68.87			
Total	88.57	114.78	Yes	114.78 s.f. based on 1.5/1 ratio permitted for channel letters
Ground	32	0	NO	Request for additional ground signage is within reason
Monument Sign (Pad F)	32	0	NO	Request for additional ground signage is within reason

Notes: * = square feet

CROSS CREEK MALL

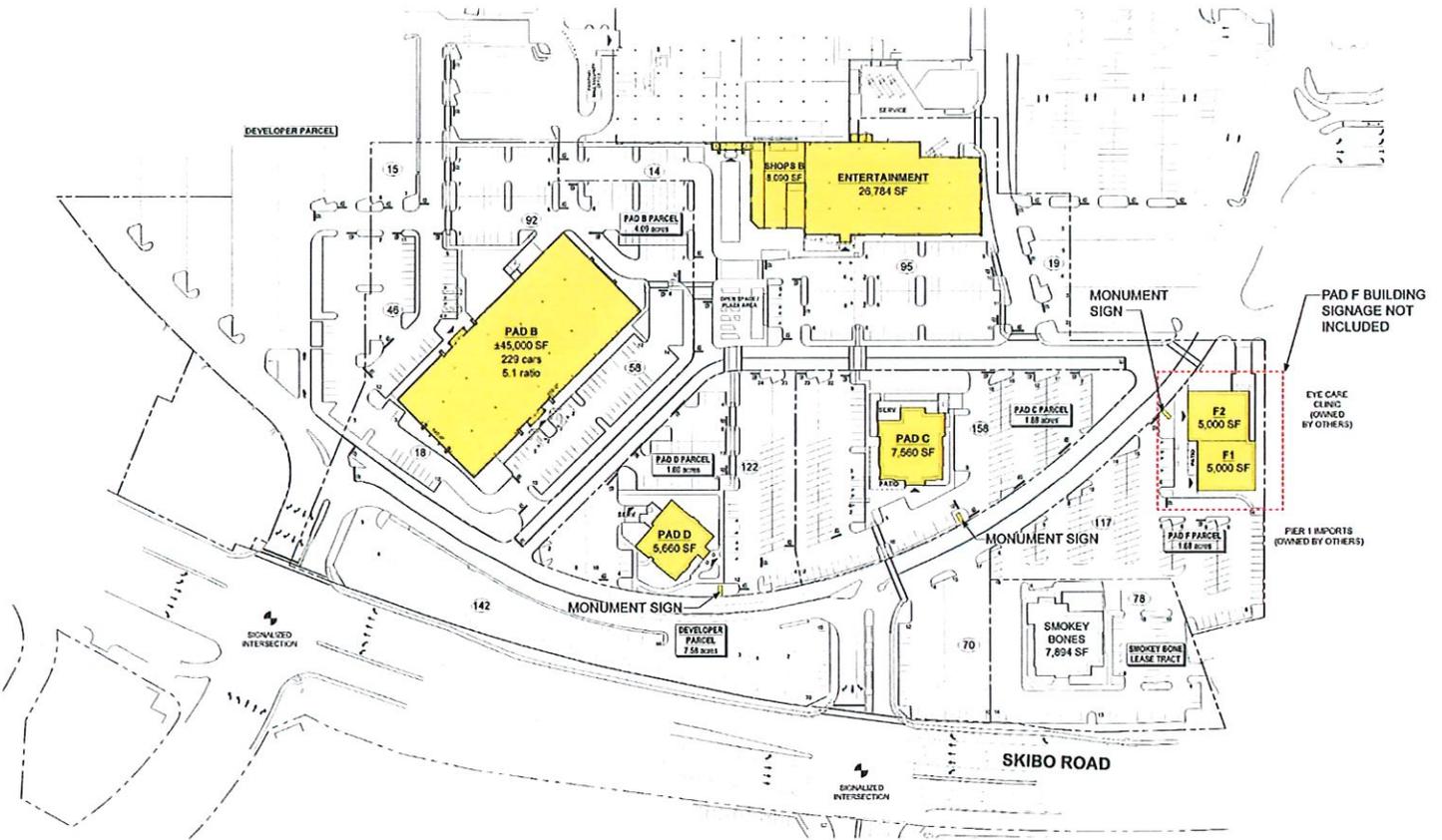
SEARS REDEVELOPMENT

ALTERNATE SIGN PLAN

JANUARY 21, 2020



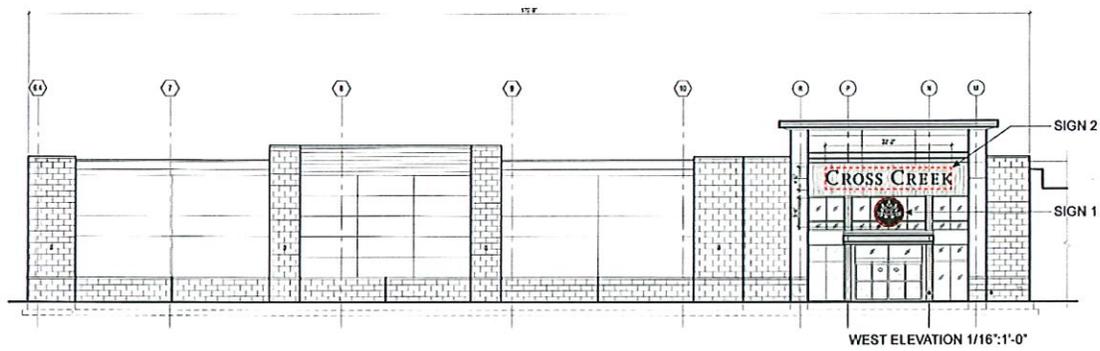
NELSON



TENANT SIGN MATRIX

STORE	(NORTH) WALL LENGTH SIGN SF # SIGNS	(SOUTH) WALL LENGTH SIGN SF # SIGNS	(EAST) WALL LENGTH SIGN SF # SIGNS	(WEST) WALL LENGTH SIGN SF # SIGNS	(TOTAL) WALL LENGTH SIGN SF # SIGNS	(ALLOWED) SIGN SF # SIGNS	ALLOWED RATIO	PROPOSED RATIO	VARIANCE REQUIRED	VARIANCE REQUESTED
LONG HORN (PAD D)	82'-9" LF 34.44 SF (1) SIGN	82'-9" LF 54.14 SF (2) SIGNS	77'-6" LF 34.44 SF (1) SIGNS	77'-6" LF 54.14 SF (2) SIGNS	324'-7" LF 177.16 SF (6) SIGNS	500 SF (3) SIGNS	1/1	.55/1	YES # SIGNS	YES
PAD D MONUMENT	32 SF (1) SIGN	32 SF (1) SIGN	-	-	324'-7" LF 64 SF (1) SIGNS	150 SF (3) SIGNS	1/1	.13/1	NO	NO
ROOMS TO GO (PAD B)	154'-8" LF 137.36 SF (1) SIGN	154'-8" LF 120 SF (1) SIGN	319'-0" LF 229.6 SF (1) SIGN	319'-0" LF 229.6 SF (1) SIGN	927'-4" LF 716.56 SF (4) SIGNS	500 SF (3) SIGNS	1/1	.77/1	YES # SIGNS & SIGN SF	YES
DAVE & BUSTERS	-	132'-2" LF 513 SF (2) SIGN	-	233'-11" LF 721 SF (3) SIGN	365'-1" LF 1,234 SF (5) SIGNS	500 SF (3) SIGNS	1/1	3.37/1	YES # SIGNS, SIGN SF, & RATIO	YES
B/S (PAD C)	102'-2" LF 117.89 SF (4) SIGN	102'-2" LF 193.65 SF (5) SIGN	90'-4" LF 25.2 SF (3) SIGN	83'-4" LF 23.71 SF (3) SIGN	378'-0" LF 368.45 SF (15) SIGNS	500 SF (3) SIGNS	1/1	.58/1	YES # SIGNS	YES
PAD C MONUMENT	32 SF (1) SIGN	32 SF (1) SIGN	-	-	378'-0" LF 64 SF (1) SIGNS	150 SF (3) SIGNS	1/1	.16/1	NO	NO
MALL SHOPS	92'-7" LF 111 SF (2) SIGN	-	NORTHWEST 14'-0" LF 60 SF (1) SIGN	61'-3" LF 153 SF (4) SIGN	167'-10" LF 309 SF (7) SIGNS	500 SF (3) SIGNS	1/1	1.84/1	YES # SIGNS & RATIO	YES
MALL ENTRY	-	-	-	175'-0" LF 63.95 SF (2) SIGN	175'-0" LF 63.95 SF (2) SIGN	500 SF (3) SIGNS	1/1	.35/1	NO	NO
PAD F MONUMENT	32 SF (1) SIGN	32 SF (1) SIGN	-	-	437'-0" LF 64 SF (1) SIGNS	150 SF (3) SIGNS	1/1	.14/1	NO	NO

MALL ENTRY | WEST ELEVATION



SOUTH ELEVATION TABLE

FACADE FRONTAGE	175'-9"
NUMBER OF SIGNS	2
SIGN 1	
SIGN DIM	5'DIA
SIGN SQ FT	19.63 SF
CHANNEL LETTERS	NO
ADJUSTED SF (50%)	19.63 SF
SIGN 2	
SIGN DIM	22'-2" X 4'-0"
SIGN SQ FT	88.66 SF
CHANNEL LETTERS	YES
ADJUSTED SF (50%)	44.33 SF
SIGN TOTAL	
SIGN SQ FT	63.96 SF
RATIO	63.96 : 175.75
RATIO	.36 : 1

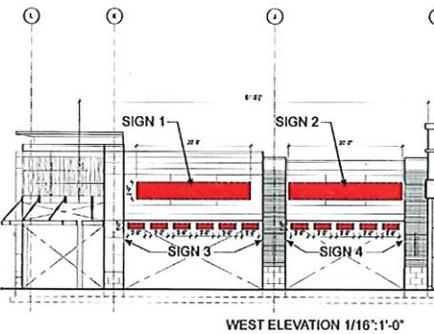
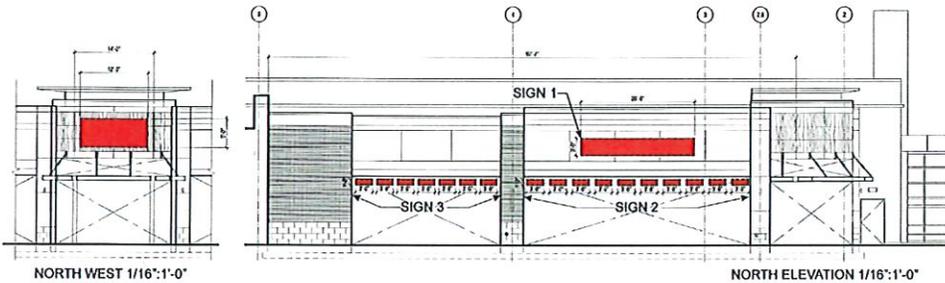
MALL SHOPS | NORTH, NORTHWEST, & WEST ELEVATIONS

NORTHWEST ELEVATION TABLE

FACADE FRONTAGE	14'-0"
NUMBER OF SIGNS	1
SIGN DIM	12'-0" X 5'-0"
SIGN SQ FT	60 SF
CHANNEL LETTERS	NO
ADJUSTED SF (50%)	60 SF
RATIO	60 : 14
RATIO	4.3 : 1

WEST ELEVATION TABLE

FACADE FRONTAGE	61'-3 1/2"
NUMBER OF SIGNS	4
SIGN 1	
SIGN DIM	3'-0" X 20'-0"
SIGN SQ FT	60 SF
CHANNEL LETTERS	NO
ADJUSTED SF (50%)	60 SF
SIGN 2	
SIGN DIM	3'-0" X 20'-0"
SIGN SQ FT	60 SF
CHANNEL LETTERS	NO
ADJUSTED SF (50%)	60 SF
SIGN 3 (6)	
SIGN DIM	1'-0" X 3'-0"
SIGN SQ FT	3 SF
CHANNEL LETTERS	NO
ADJUSTED SF (50%)	3 SF(6)
TOTAL SF:	18 SF
SIGN 4 (5)	
SIGN DIM	1'-0" X 3'-0"
SIGN SQ FT	3 SF
CHANNEL LETTERS	NO
ADJUSTED SF (50%)	3 SF(5)
TOTAL SF:	15 SF
SIGN TOTAL	
SIGN SQ FT	153 SF
RATIO	153 : 61.29
RATIO	2.49 : 1



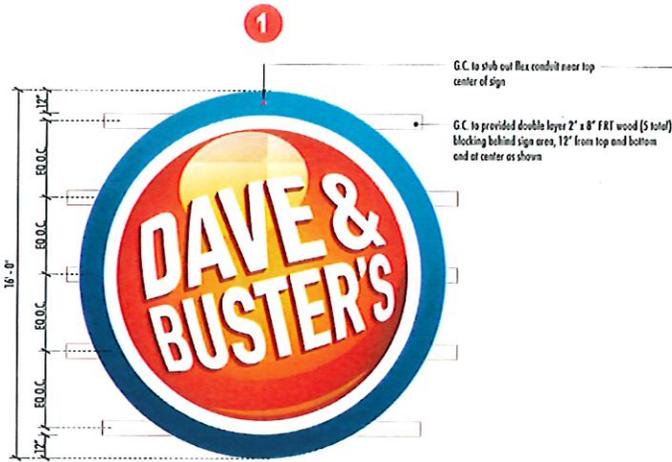
NORTH ELEVATION TABLE

FACADE FRONTAGE	92'-7"
NUMBER OF SIGNS	2
SIGN 1	
SIGN DIM	3'-0" X 20'-0"
SIGN SQ FT	60 SF
CHANNEL LETTERS	NO
ADJUSTED SF (50%)	60 SF
SIGN 2 (10)	
SIGN DIM	1'-0" X 3'-0"
SIGN SQ FT	3 SF
CHANNEL LETTERS	NO
ADJUSTED SF (50%)	3 SF(10)
TOTAL SF:	30 SF
SIGN 3 (7)	
SIGN DIM	1'-0" X 3'-0"
SIGN SQ FT	3 SF
CHANNEL LETTERS	NO
ADJUSTED SF (50%)	3 SF(7)
TOTAL SF:	21 SF
SIGN TOTAL	
SIGN SQ FT	111 SF
RATIO	111 : 92.58
RATIO	1.19 : 1

TOTAL BUILDING TABLE

FACADE FRONTAGE	167'-10 1/2"
NUMBER OF SIGNS	7
TOTAL SIGN SF	309 SF
RATIO	309 : 167.88
RATIO	1.84 : 1

DAVE & BUSTERS | WEST ELEVATION-SIGN 1



SPECIFICATIONS

- Fabricated 12" deep, extruded aluminum frame (welded construction) circular cabinet with Panoflex face and 1st surface UV digitally printed vinyl. Cabinet to have a bleed retainer.
- Returns painted to match PMS 654C (Dark Blue) satin finish
- Face - White Panoflex face with 1st surface applied UV digitally printed vinyl. Colors to match D&B control sample.
- Cabinet to be internally illuminated with 7100k (White) LED strip lighting with self-contained LED 12v Power supply(s). Power to sign to be supplied by others PRIOR to installation.
- Cabinet to mount away from fascia with 2" galvanized clips. Paint dips to match PMS 654C (Dark Blue) satin finish.
- Sign draws approximately 10.0 amps @ 120v

FIRST MAIN

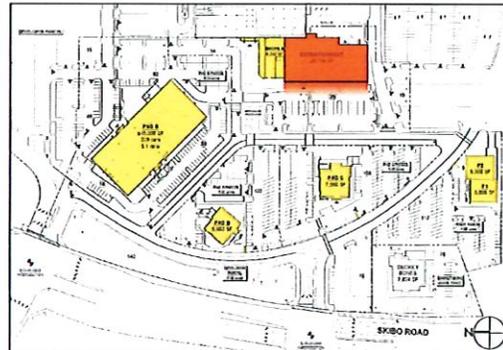
VENUES FOR MODERN BRANDS
Ohio California
Colorado Indiana

Client
Dave & Buster's
2131 Monona Dr
Dallas, TX 75220

WEST ELEVATION TABLE

FACADE FRONTAGE	233'-11"
NUMBER OF SIGNS	3
SIGN 1	
SIGN DIM	16' DIA
SIGN SQ FT	201 SF
CHANNEL LETTERS	NO
ADJUSTED SF (50%)	201 SF
SIGN 2	
SIGN DIM	33'-7 1/2" X 3'-0"
SIGN SQ FT	100.88 SF
CHANNEL LETTERS	YES
ADJUSTED SF (50%)	50.44 SF
SIGN 3 (1-4)	
SIGN DIM	10'-10" X 10'-10"
SIGN SQ FT	117.4 SF
CHANNEL LETTERS	NO
ADJUSTED SF (50%)	117.4 SF(4)
TOTAL SF:	469.6 SF
SIGN TOTAL	
SIGN SQ FT	721 SF
RATIO	721 : 233.92
RATIO	3.1 : 1

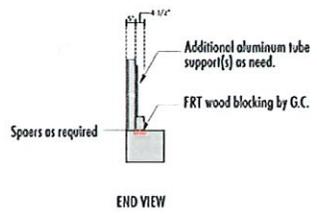
1 ELEVATION - Front View (S/F Internally Illuminated Circle Logo Cabinet)
SCALE: 1/4" = 1'-0"
ONE (1) REQUIRED - MANUFACTURE & INSTALL



TOTAL BUILDING TABLE

FACADE FRONTAGE	366'-1"
NUMBER OF SIGNS	5
TOTAL SIGN SF	
RATIO	1,234 : 366.1
RATIO	3.37 : 1

DAVE & BUSTERS | WEST ELEVATION-SIGN 2



FIRST MAIN
 SIGNAGE FOR AMERICAN BRANDS
 Ohio California
 Colorado Indiana

Client **Dave & Buster's**
 2181 Monaca Dr
 Dallas, TX 75220

1 ELEVATION - Front View (Internally Illuminated Dual-Color Channel Letters on Canopy)
 SCALE: 1/4" = 1'-0"
 ONE (1) REQUIRED - MANUFACTURE & INSTALL

- SPECIFICATIONS**
- Fabricated aluminum, 5" deep, internally illuminated face lit, channel letters.
 - Returns painted to match brushed aluminum
 - Trimsap - Silver metallic trimsap
 - Face - White (2406) acrylic with 1st surface perforated vinyl.
 Vinyl to be UV digitally printed to match 3630-167 "Bright Blue".
 Blue during day, white at night.
 - Letters to be internally illuminated with 7100k white LED's
 Power supply to be remotely located in extruded roaway
 Letters to mount to top of canopy on 4 1/2" x 7" extruded roaway.
 Roaway to be painted to match brushed aluminum



WEST ELEVATION TABLE

FACADE FRONTAGE	233'-11"
NUMBER OF SIGNS	3

SIGN 1

SIGN DIM	16" DIA
SIGN SQ FT	201 SF
CHANNEL LETTERS	NO
ADJUSTED SF (50%)	201 SF

SIGN 2

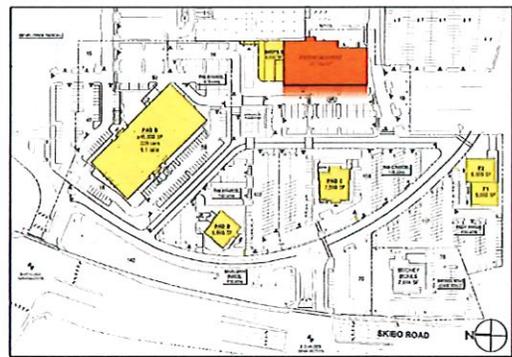
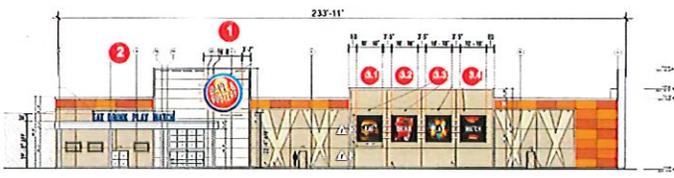
SIGN DIM	33'-7 1/2" X 3'-0"
SIGN SQ FT	100.88 SF
CHANNEL LETTERS	YES
ADJUSTED SF (50%)	50.44 SF

SIGN 3 (1-4)

SIGN DIM	10'-10" X 10'-10"
SIGN SQ FT	117.4 SF
CHANNEL LETTERS	NO
ADJUSTED SF (50%)	117.4 SF(4)
TOTAL SF:	469.6 SF

SIGN TOTAL

SIGN SQ FT	721 SF
RATIO	721 : 233.92
RATIO	3.1 : 1



TOTAL BUILDING TABLE

FACADE FRONTAGE	366'-1"
NUMBER OF SIGNS	5

TOTAL SIGN SF

TOTAL SIGN SF	1,234 SF
RATIO	1,234 : 366.1
RATIO	3.37 : 1

DAVE & BUSTERS | WEST ELEVATION-SIGN 3



G.C. to provide double layer 2" x 8" FRT wood (5 total) blocking behind sign area. 18" from top and bottom and middle blocking to be evenly spaced

Fabricated, 4" deep, extruded cabinet frame, with finished back. Frame retainer and returns painted brushed aluminum

Sign face to be internally illuminated with GE Tetra Max White 7100k LED strip lighting with self-contained LED 12v power supply

Sign flush mounts to exterior wall fascia

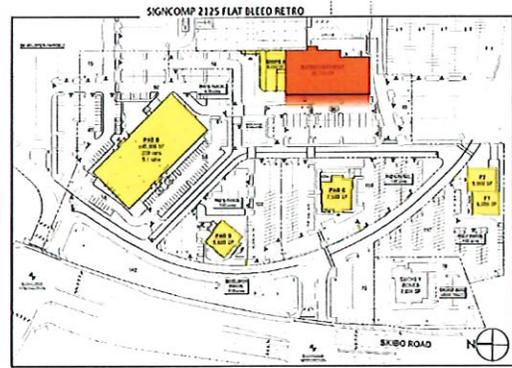
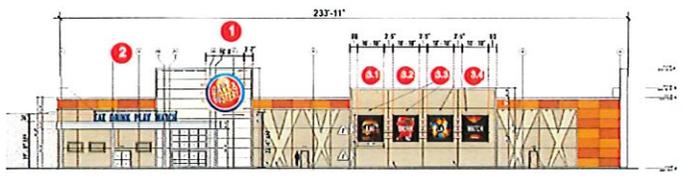
FIRST MAIN
SIGNAGE FOR AMERICAN BRANDS
Ohio California
Colorado Indiana

(Client)
Dave & Buster's
2481 Manassas Dr.
Dallas, TX 75220

WEST ELEVATION TABLE

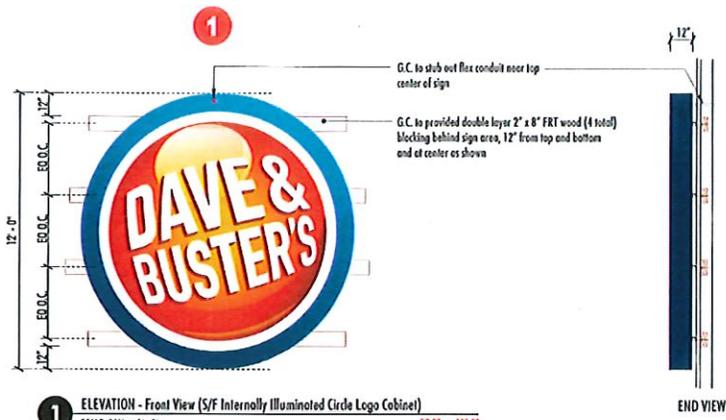
FACADE FRONTAGE	233'-11"
NUMBER OF SIGNS	3
SIGN 1	
SIGN DIM	16" DIA
SIGN SQ FT	201 SF
CHANNEL LETTERS	NO
ADJUSTED SF (50%)	201 SF
SIGN 2	
SIGN DIM	33'-7 1/2" X 3'-0"
SIGN SQ FT	100.88 SF
CHANNEL LETTERS	YES
ADJUSTED SF (50%)	50.44 SF
SIGN 3 (1-4)	
SIGN DIM	10'-10" X 10'-10"
SIGN SQ FT	117.4 SF
CHANNEL LETTERS	NO
ADJUSTED SF (50%)	117.4 SF(4)
TOTAL SF:	469.6 SF
SIGN TOTAL	
SIGN SQ FT	721 SF
RATIO	721 : 233.92
RATIO	3.1 : 1

1 ELEVATION - FRONT VIEW (S/F Internally Illuminated Light Boxes)
SCALE: 1/4" = 1'-0" 50 FT = 117.36 ft



TOTAL BUILDING TABLE	
FACADE FRONTAGE	366'-1"
NUMBER OF SIGNS	6
TOTAL SIGN SF	
TOTAL SIGN SF	1,234 SF
RATIO	1,234 : 366.1
RATIO	3.37 : 1

DAVE & BUSTERS | SOUTH ELEVATION-SIGN 1



1 ELEVATION - Front View (S/F Internally Illuminated Circle Logo Cabinet)
 SCALE: 1/4" = 1'-0"
 ONE (1) REQUIRED - MANUFACTURE & INSTALL
 SQ FT = 113.00

SPECIFICATIONS

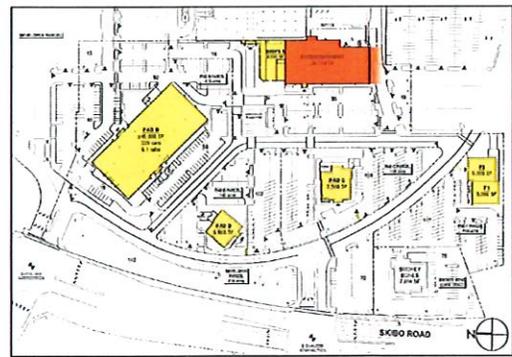
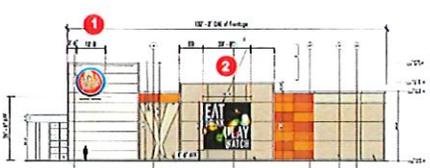
- Fabricated 12" deep, extruded aluminum frame (welded construction) circular cabinet with Panolux face and 1st surface UV digitally printed vinyl. Cabinet to have a bleed retainer.
- Returns painted to match PMS 654C (Dark Blue) satin finish
- Face - White Panolux face with 1st surface applied UV digitally printed vinyl. Colors to match D&B control sample.
- Cabinet to be internally illuminated with 7100k (White) LED strip lighting with self-contained LED 12v Power supply(s). Power to sign to be supplied by others PRIOR to installation.
- Cabinet to mount away from fascia with 2" galvanized clips. Paint clips to match PMS 654C (Dark Blue) satin finish.
- Sign draws approximately 10.0 amps @ 120v



Client
 Dave & Buster's
 2481 Manassas Dr
 Dallas, TX 75220

SOUTH ELEVATION TABLE

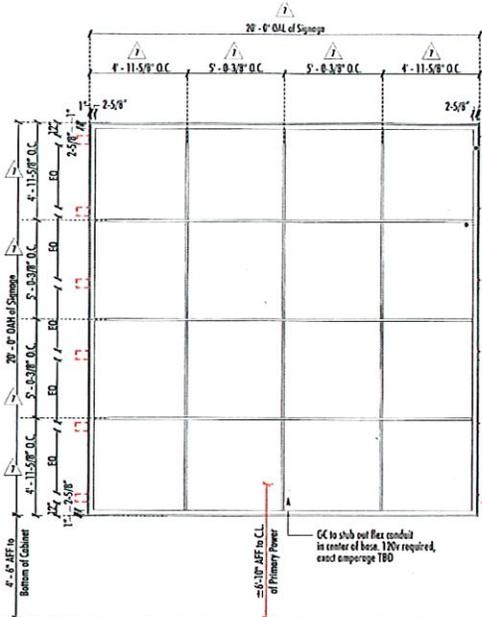
FACADE FRONTAGE	132'-2"
NUMBER OF SIGNS	2
SIGN 1	
SIGN DIM	12 DIA
SIGN SQ FT	113 SF
CHANNEL LETTERS	NO
ADJUSTED SF (50%)	113 SF
SIGN 2	
SIGN DIM	20'-0" X 20'-0"
SIGN SQ FT	400 SF
CHANNEL LETTERS	NO
ADJUSTED SF (50%)	400 SF
SIGN TOTAL	
SIGN SQ FT	513 SF
RATIO	513 : 132.17
RATIO	3.88 : 1



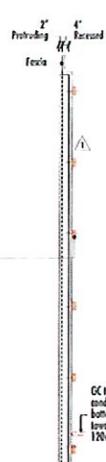
TOTAL BUILDING TABLE

FACADE FRONTAGE	366'-1"
NUMBER OF SIGNS	5
TOTAL SIGN SF	
RATIO	1,234 : 366.1
RATIO	3.37 : 1

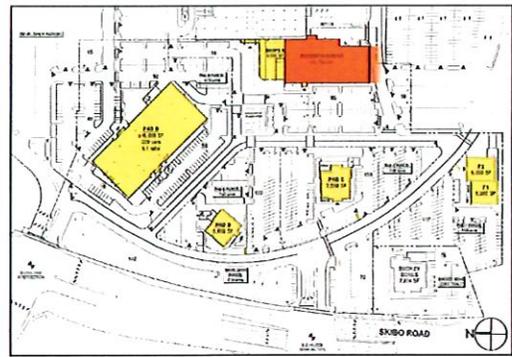
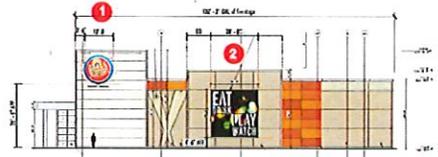
DAVE & BUSTERS | SOUTH ELEVATION-SIGN 2



- 1/4" wide aluminum divider box. Divider bars ptd. brushed aluminum
- 1/4" wide aluminum divider box. Divider bars ptd. brushed aluminum
- GC to provide double layer 2" x 6" FRT wood (6 total) blocking behind sign area, 12" from top and bottom and middle blocking to be evenly spaced
- NOTES:**
 - Fabricated aluminum, 6" deep, internally illuminated face lit, cabinet.
 - Retainers / retainers painted brushed aluminum
 - Face - Clear polycarbonate infill panels
 - Apply 2nd surface digital print. Artwork to be determined and provided by manufacturer. **NOTE: Artwork viewed on drawing is for placement only.**
 - Apply 2nd surface - diffuse behind entire panel.
 - Illuminate w/ Power suppl 12v LED p/



1 ELEVATION - FRONT VIEW (S/F Internally Illuminated Light Box)



FIRST MAIN
 SIGNAGE FOR MODERN BRANDS
 Ohio California
 Colorado Indiana

Client
Dave & Buster's
 2181 Manassas Dr
 Dallas, TX 75220

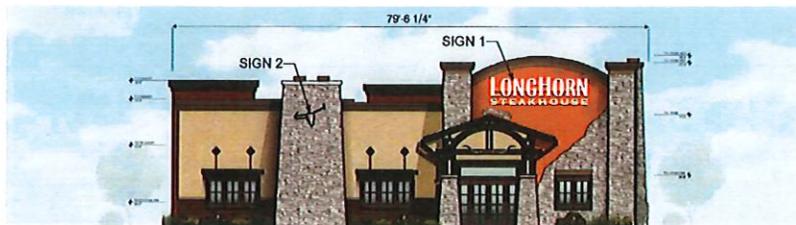
SOUTH ELEVATION TABLE

FACADE FRONTAGE	132'-2"
NUMBER OF SIGNS	2
SIGN 1	
SIGN DIM	12'DIA
SIGN SQ FT	113 SF
CHANNEL LETTERS	NO
ADJUSTED SF (50%)	113 SF
SIGN 2	
SIGN DIM	20'-0" X 20'-0"
SIGN SQ FT	400 SF
CHANNEL LETTERS	NO
ADJUSTED SF (50%)	400 SF
SIGN TOTAL	
SIGN SQ FT	513 SF
RATIO	513 : 132.17
RATIO	3.88 : 1

TOTAL BUILDING TABLE

FACADE FRONTAGE	366'-1"
NUMBER OF SIGNS	6
TOTAL SIGN SF	
TOTAL SIGN SF	1,627.24 SF
RATIO	1,607.24 : 366.1
RATIO	4.39 : 1

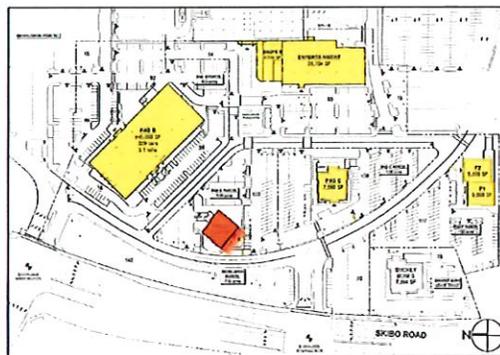
LONGHORN - PAD D | WEST ELEVATION-SIGN 1



Scale: 1/16"=1'

WEST ELEVATION TABLE

FACADE FRONTAGE	79'-6 1/4"
NUMBER OF SIGNS	2
SIGN 1	
SIGN DIM	4'-5 1/2" X 15'-5 3/8"
SIGN SQ FT	68.87 SF
CHANNEL LETTERS	YES
ADJUSTED SF (50%)	34.44 SF
SIGN 2	
SIGN DIM	5'-3" X 3'-9"
SIGN SQ FT	19.7 SF
CHANNEL LETTERS	NO
ADJUSTED SF (50%)	19.7 SF
SIGN TOTAL	
SIGN SQ FT	54.14 SF
RATIO	54.14 : 79.52
RATIO	.68: 1



TOTAL BUILDING TABLE

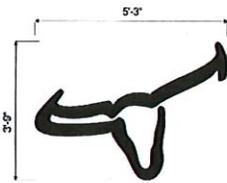
FACADE FRONTAGE	324'-7"
NUMBER OF SIGNS	7
TOTAL SIGN SF	
RATIO	177.16 : 324.58
RATIO	.55: 1

SES | Ph: 1. 800. 599. 7656 | Fax: 1. 574. 237. 6166 | www.signsolutions.com

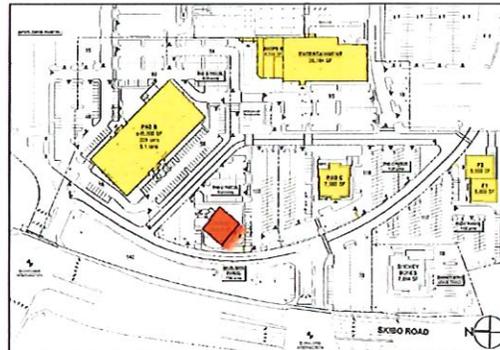
LONGHORN - PAD D | WEST ELEVATION-SIGN 2



Scale: 1/16"=1'



Steer Logo (Halo Illuminated w/LED)
Scale: 3/8"=1'



WEST ELEVATION TABLE

FACADE FRONTAGE	79'-6 1/4"
NUMBER OF SIGNS	2
SIGN 1	
SIGN DIM	4'-5 1/2" X 15'-5 3/8"
SIGN SQ FT	68.87 SF
CHANNEL LETTERS	YES
ADJUSTED SF (50%)	34.44 SF
SIGN 2	
SIGN DIM	5'-3" X 3'-9"
SIGN SQ FT	19.7 SF
CHANNEL LETTERS	NO
ADJUSTED SF (50%)	19.7 SF
SIGN TOTAL	
SIGN SQ FT	54.14 SF
RATIO	54.14 : 79.52
RATIO	.68: 1

TOTAL BUILDING TABLE

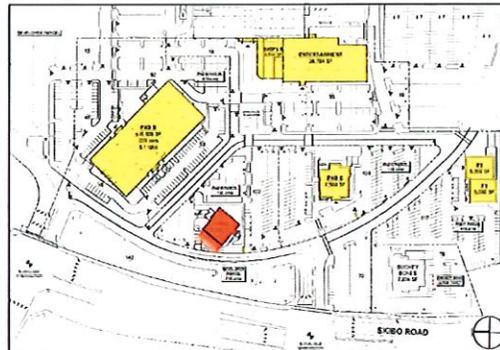
FACADE FRONTAGE	324'-7"
NUMBER OF SIGNS	7
TOTAL SIGN SF	
RATIO	177.16 SF
RATIO	177.16 : 324.58
RATIO	.55: 1

SES Ph: 1.800.509.7699 | Fax: 1.574.237.6166 | www.sherwin.com/services

LONGHORN - PAD D | NORTH ELEVATION-SIGN 1



Scale: 1/16"=1'

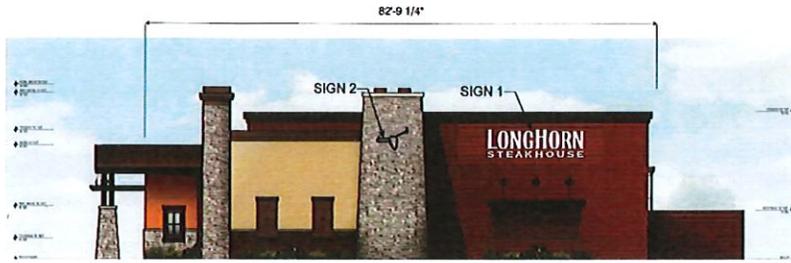


NORTH ELEVATION TABLE	
FACADE FRONTAGE	82'-9 1/4'
NUMBER OF SIGNS	1
SIGN DIM	4'-5 1/2" X 15'-5 3/8"
SIGN SQ FT	68.87 SF
CHANNEL LETTERS	YES
ADJUSTED SF (50%)	34.44 SF
RATIO	34.44 : 82.77
RATIO	.41: 1

TOTAL BUILDING TABLE	
FACADE FRONTAGE	324'-7"
NUMBER OF SIGNS	7
TOTAL SIGN SF	177.16 SF
RATIO	177.16 : 324.58
RATIO	.55: 1

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LONGHORN - PAD D | SOUTH ELEVATION-SIGN 1



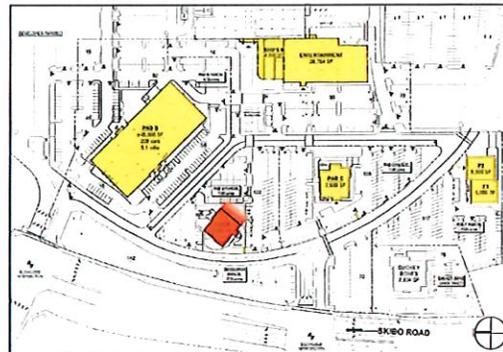
Scale: 1/16"=1'

SOUTH ELEVATION TABLE

FACADE FRONTAGE	82'-9 1/4"
NUMBER OF SIGNS	2
SIGN 1	
SIGN DIM	4'-5 1/2" X 15'-5 3/8"
SIGN SQ FT	68.87 SF
CHANNEL LETTERS	YES
ADJUSTED SF (50%)	34.44 SF
SIGN 2	
SIGN DIM	5'-3" X 3'-9"
SIGN SQ FT	19.7 SF
CHANNEL LETTERS	NO
ADJUSTED SF (50%)	19.7 SF
SIGN TOTAL	
SIGN SQ FT	54.14 SF
RATIO	54.14 : 82.77
RATIO	.65: 1



MAINLINE FINISH COLORS		FAÇADE COLORS	
Black	White	Red	White
Grey	Black	Dark Red	Dark Grey
Light Grey	Dark Grey	Light Red	Light Grey

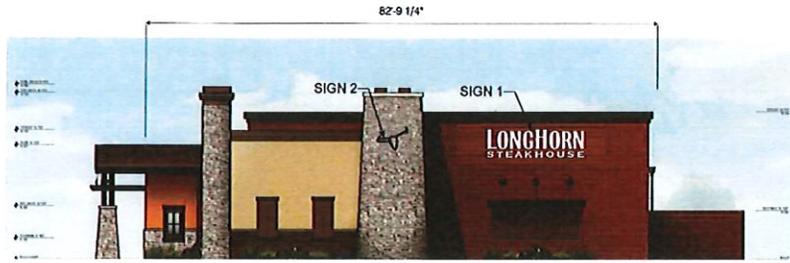


TOTAL BUILDING TABLE

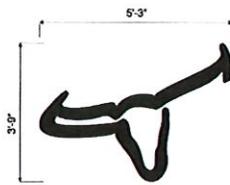
FACADE FRONTAGE	324'-7"
NUMBER OF SIGNS	7
TOTAL SIGN SF	
RATIO	177.16 SF
RATIO	177.16 : 324.58
RATIO	.55: 1

SES Ph: 1. 800. 599. 7099 | Fax: 1. 574. 237. 6166 | www.longhornsteakhouse.com

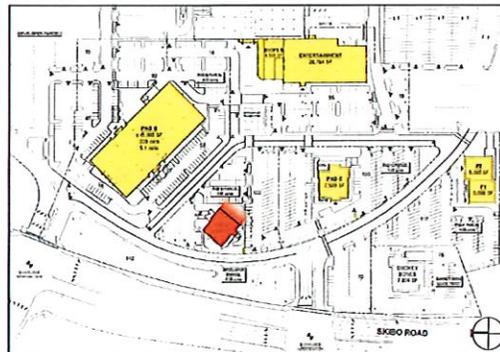
LONGHORN - PAD D | SOUTH ELEVATION-SIGN 2



Scale: 1/16"=1'



Steer Logo (Halo Illuminated w/LED)
Scale: 3/8"=1'



SOUTH ELEVATION TABLE

FACADE FRONTAGE	82'-9 1/4"
NUMBER OF SIGNS	2
SIGN 1	
SIGN DIM	4'-5 1/2" X 15'-5 3/8"
SIGN SQ FT	68.87 SF
CHANNEL LETTERS	YES
ADJUSTED SF (50%)	34.44 SF
SIGN 2	
SIGN DIM	5'-3" X 3'-9"
SIGN SQ FT	19.7 SF
CHANNEL LETTERS	NO
ADJUSTED SF (50%)	19.7 SF
SIGN TOTAL	
SIGN SQ FT	54.14 SF
RATIO	54.14 : 82.77
RATIO	.65: 1

TOTAL BUILDING TABLE

FACADE FRONTAGE	324'-7"
NUMBER OF SIGNS	7
TOTAL SIGN SF	
RATIO	177.16 : 324.58
RATIO	.55: 1

SES Plo: 1. 800. 599. 7099 | Fax: 1. 574. 237. 6156 | www.silconhvac.com/ches/ces.com

LONGHORN - PAD D | EAST ELEVATION-SIGN 1



Scale: 1/16"=1'



EAST ELEVATION TABLE

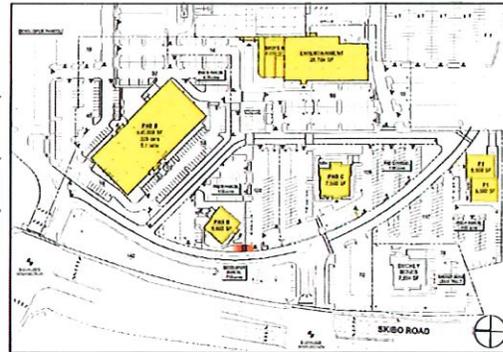
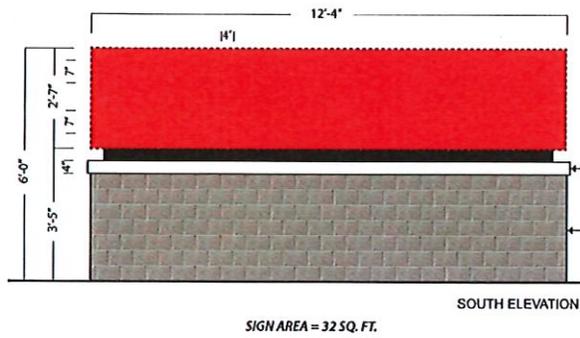
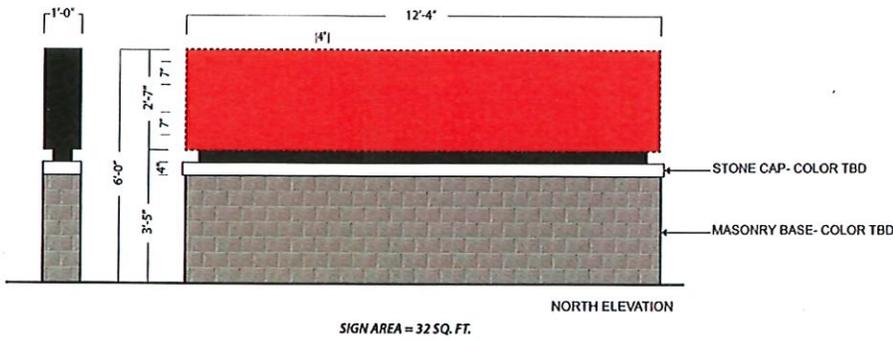
FACADE FRONTAGE	79'-6 1/4"
NUMBER OF SIGNS	1
SIGN DIM	4'-5 1/2" X 15'-5 3/8"
SIGN SQ FT	68.87 SF
CHANNEL LETTERS	YES
ADJUSTED SF (50%)	34.44 SF
RATIO	34.44 : 82.77
RATIO	.41: 1

TOTAL BUILDING TABLE

FACADE FRONTAGE	324'-7"
NUMBER OF SIGNS	7
TOTAL SIGN SF	177.16 SF
RATIO	177.16 : 324.58
RATIO	.55: 1

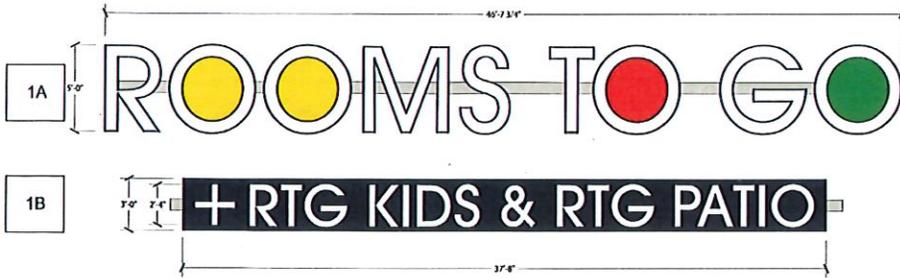
SES
Ph: 1.800.699.7050 | Fax: 1.574.237.6106 | www.signofthecenterbusiness.com

LONGHORN'S- PAD D | MONUMENT SIGN



MONUMENT SIGN TABLE	
FACADE FRONTAGE	324'-7"
NUMBER OF SIGNS	1
TOTAL SIGN SF	64 SF
RATIO	64 : 324.58
RATIO	.19: 1

ROOMS TO GO - PAD B | WEST ELEVATION-SIGN 1



CLIENT
ROOMS TO GO
Design Number:
85227
Installation Address:
Cross Creek Mall

LED Illuminated, Self-Contained Channel Letter

5" deep front lit channel letters flush mounted to raceway
 ROOMS TO Go Channel letters faces are white acrylic with *O*'s decorated with translucent 3M vinyl, first surface.
 Returns are painted PMS 281 C Blue. Trimcap is 1" Blue Jewelite.
 RTG KIDS & RTG PATIO 5" deep front lit channel letters with White faces / White returns / Blue trimcap, mounted on 4" deep painted PMS 281 Blue backer, illumination achieved with white LEDs.

COLOR SCHEDULE:

PAINTED TO MATCH PMS#281C	3M VINYL #3630-015 YELLOW	3M VINYL #3630-33 RED	3M VINYL #3630-156 VIVID GREEN

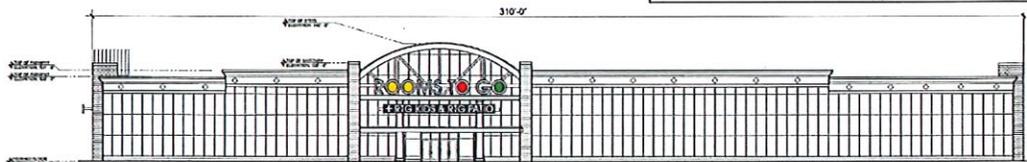


WEST ELEVATION TABLE

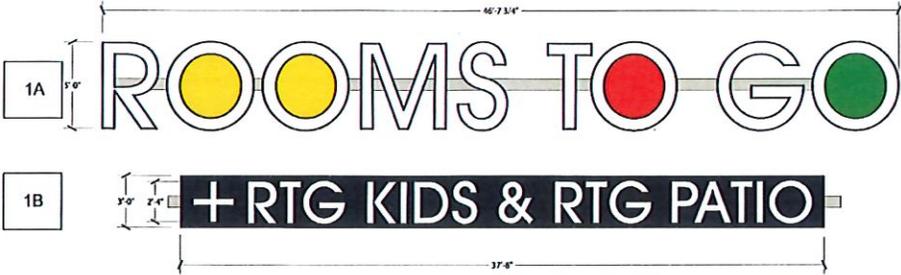
FACADE FRONTAGE	310'-0"
NUMBER OF SIGNS	1
SIGN 1A	
SIGN DIM	46'-7 3/4" X 5'-0"
SIGN SQ FT	233.2 SF
CHANNEL LETTERS	YES
ADJUSTED SF (50%)	116.6 SF
SIGN 1B	
SIGN DIM	37'-8" X 3'-0"
SIGN SQ FT	113 SF
CHANNEL LETTERS	NO
ADJUSTED SF (50%)	113 SF
SIGN TOTAL	
SIGN SQ FT	229.6 SF
RATIO	229.6 : 310
RATIO	.74: 1

TOTAL BUILDING TABLE

FACADE FRONTAGE	929'-4"
NUMBER OF SIGNS	4
TOTAL SIGN SF	
	716.56 SF
RATIO	716.56 : 929.33
RATIO	.77: 1



ROOMS TO GO - PAD B | EAST ELEVATION-SIGN 1

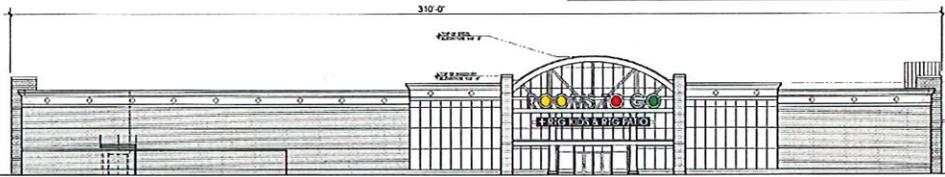


LED Illuminated, Self-Contained Channel Letter

5" deep front lit channel letters flush mounted to raceway
 "ROOMS TO GO" Channel letters faces are white acrylic with "O's" decorated with translucent 3M vinyl, first surface. Returns are painted PMS 281 C Blue. Trimcap is 1" Blue Jewelle.
 "+RTG KIDS & RTG PATIO" 5" deep front lit channel letters with White faces / White returns / Blue trimcap, mounted on 4" deep painted PMS 281 Blue backer, illumination achieved with white LEDs.

COLOR SCHEDULE:

PAINTED TO MATCH PMS#281C	3M VINYL #3630-015 YELLOW	3M VINYL #3630-33 RED	3M VINYL #3630-156 VIVID GREEN
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THOMAS
 SIGN & AWNING CO INC
 4590 118TH Avenue North
 Clearwater, Florida 33762
 800-526-3325
 www.thomassign.com

CLIENT
 ROOMS TO GO
 Design Number:
 85227
 Installation Address:
 Cross Creek Mall

EAST ELEVATION TABLE

FACADE FRONTAGE	310'-0"
NUMBER OF SIGNS	1
SIGN 1A	
SIGN DIM	46'-7 3/4" X 5'-0"
SIGN SQ FT	233.2 SF
CHANNEL LETTERS	YES
ADJUSTED SF (50%)	116.6 SF
SIGN 1B	
SIGN DIM	37'-8" X 3'-0"
SIGN SQ FT	113 SF
CHANNEL LETTERS	NO
ADJUSTED SF (50%)	113 SF
SIGN TOTAL	
SIGN SQ FT	229.6 SF
RATIO	229.6 : 310
RATIO	.74: 1

TOTAL BUILDING TABLE

FACADE FRONTAGE	929'-4"
NUMBER OF SIGNS	4
TOTAL SIGN SF	718.56 SF
RATIO	718.56 : 929.33
RATIO	.77: 1

ROOMS TO GO - PAD B | NORTH ELEVATION-SIGN 1



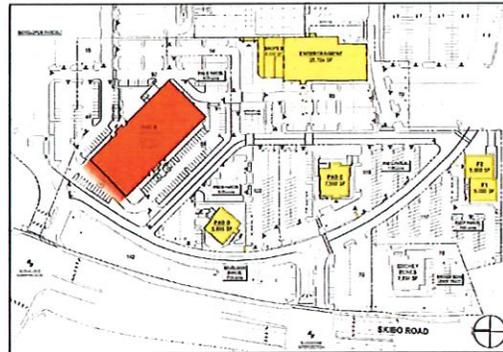
LED Illuminated, Self-Contained Channel Letter

5" deep front lit channel letters flush mounted to the building
 ROOMS TO Go Channel letters faces are white acrylic with "O's decorated with translucent 3M vinyl, first surface.
 Returns are painted PMS 281 C Blue. Trimcap is 1" Blue Jewelite.
 ROOMS TO GO tag 5" Deep cabinet with 3M graphic vinyl applied 1st surface
 KIDS & PATIO - 5" deep front lit channel letters with White faces / White returns / Blue trimcap, mounted on 2" deep painted red shoebox
 Illumination achieved with white LEDs.

Scale: 1/4" = 1'-0"

COLOR SCHEDULE:

PAINTED TO MATCH PMS #281c	3M VINYL #3630-015 YELLOW	3M VINYL #3630-33 RED	3M VINYL #3630-155 VIVID GREEN
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THOMAS
 SIGN & AWNING CO INC
 4590 118TH Avenue North
 Clearwater, Florida 33762
 800-526-3325
 www.thomassign.com
 CLIENT
 ROOMS TO GO
 Design Number:
 86227
 Installation Address:
 Cross Creek Mall

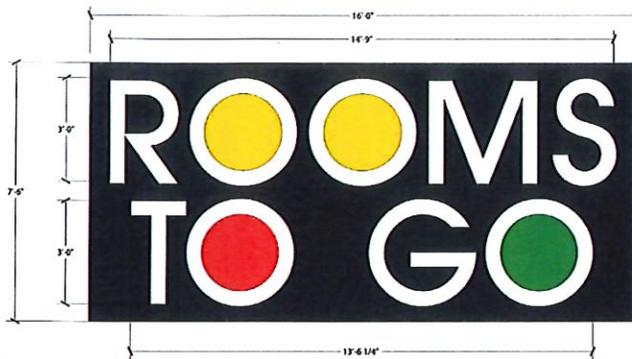
NORTH ELEVATION TABLE

FACADE FRONTAGE	154'-8"
NUMBER OF SIGNS	1
SIGN 1A	
SIGN DIM	35'-10" X 3'-10"
SIGN SQ FT	137.36 SF
CHANNEL LETTERS	YES
ADJUSTED SF (50%)	68.68 SF
SIGN 1B	
SIGN DIM	29'-0" X 3'-0"
SIGN SQ FT	87 SF
CHANNEL LETTERS	NO
ADJUSTED SF (50%)	87 SF
SIGN TOTAL	
SIGN SQ FT	137.36 SF
RATIO	137.36 : 154.66
RATIO	.89: 1

TOTAL BUILDING TABLE

FACADE FRONTAGE	929'-4"
NUMBER OF SIGNS	4
TOTAL SIGN SF	
TOTAL SIGN SF	716.56 SF
RATIO	716.56 : 929.33
RATIO	.77: 1

ROOMS TO GO - PAD B | SOUTH ELEVATION-SIGN 1

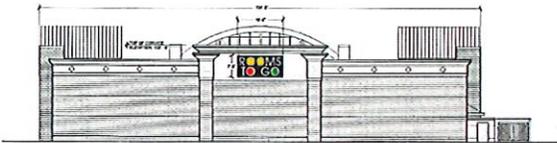


LED Illuminated Channel Letters on Hinged Backer Cabinet

5" deep front lit channel letters mounted to 6" deep background cabinet (.063 aluminum filler/.090 face) painted blue. Channel letters are white acrylic with 'O's decorated with translucent 3M vinyl, first surface. Returns on channel letters are pre-finished White. Trimcap is 1" Blue Jewelite. Illumination achieved with white LEDs.

COLOR SCHEDULE:

PAINTED TO MATCH PMS#281C	3M VINYL #3630-015 YELLOW	3M VINYL #3630-33 RED	3M VINYL #3630-156 VIVID GREEN
---------------------------	---------------------------	-----------------------	--------------------------------



SOUTH ELEVATION TABLE

FACADE FRONTAGE	154'-8"
NUMBER OF SIGNS	1
SIGN 1	
SIGN DIM	16'-0" X 7'-6"
SIGN SQ FT	120 SF
CHANNEL LETTERS	NO
ADJUSTED SF (50%)	120 SF
RATIO	120 : 154.66
RATIO	.78 : 1

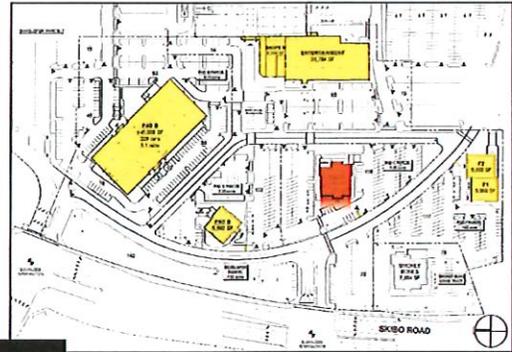
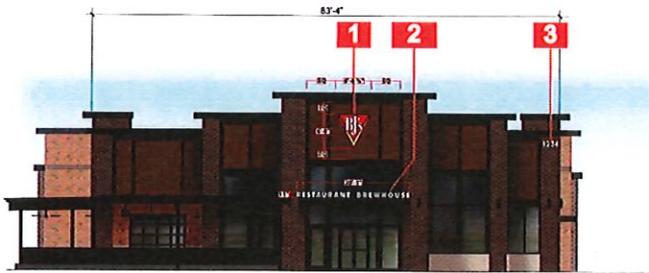
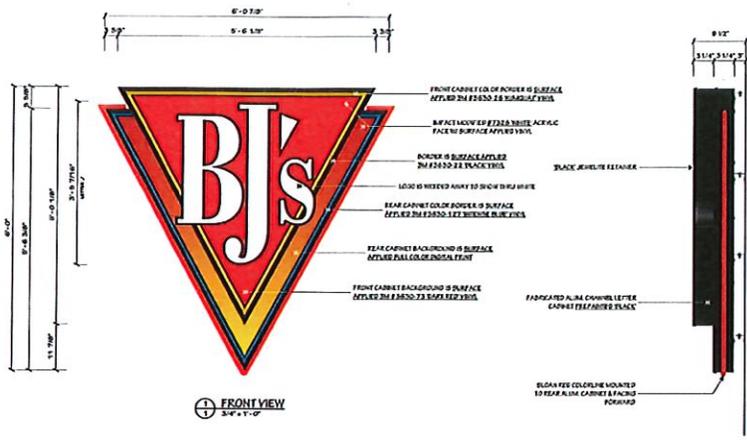
TOTAL BUILDING TABLE

FACADE FRONTAGE	929'-4"
NUMBER OF SIGNS	4
TOTAL SIGN SF	716.56 SF
RATIO	716.56 : 929.33
RATIO	.77 : 1

THOMAS
SIGN & AWNING CO INC
4590 118TH Avenue North
Clearwater, Florida 33762
800-526-3325
www.thomassign.com

CLIENT
ROOMS TO GO
Design Number:
86227
Installation Address:
Cross Creek Mall

BJ'S - PAD C | WEST ELEVATION-SIGN 1



WEST ELEVATION TABLE

FACADE FRONTAGE	83'-4"
NUMBER OF SIGNS	3
SIGN 1	
SIGN DIM	6'-0 7/8" X 6'-0"
SIGN SQ FT	18.3 SF
CHANNEL LETTERS	NO
ADJUSTED SF (50%)	18.3 SF
SIGN 2	
SIGN DIM	19'-1" X 0'-11"
SIGN SQ FT	17.5 SF
CHANNEL LETTERS	YES
ADJUSTED SF (50%)	8.5 SF
SIGN 3	
SIGN DIM	2'-11" X 1'-0"
SIGN SQ FT	2.91 SF
CHANNEL LETTERS	NO
ADJUSTED SF (50%)	2.91 SF
SIGN TOTAL	
SIGN SQ FT	38.71 SF
RATIO	38.71 : 83.33
RATIO	.46 : 1

TOTAL BUILDING TABLE

FACADE FRONTAGE	378'-0"
NUMBER OF SIGNS	15
TOTAL SIGN SF	
TOTAL SIGN SF	375.45 SF
RATIO	375.45 : 378
RATIO	.99 : 1



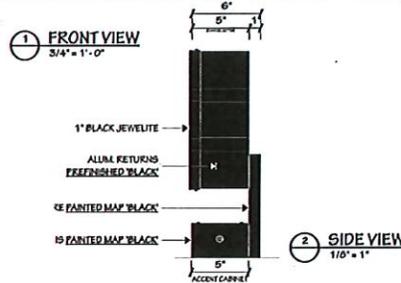
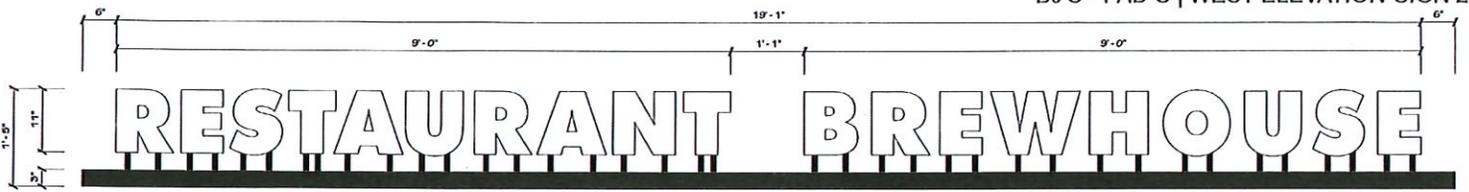
2655 International Parkway • Virginia Beach, VA 23452 • 800.877.7868 • www.agi.net



CROSS CREEK MALL
Fayetteville, North Carolina
ALTERNATE SIGN PLAN

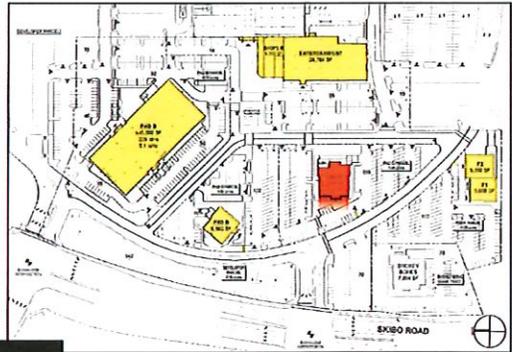
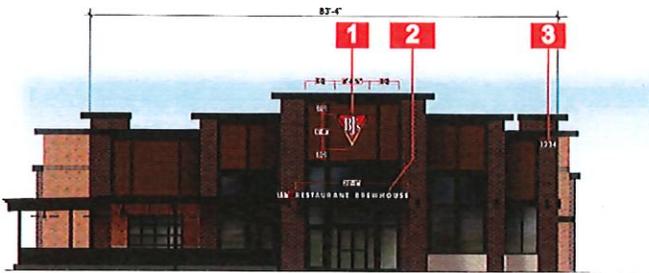


BJ'S - PAD C | WEST ELEVATION-SIGN 2



WEST ELEVATION TABLE

FACADE FRONTAGE	63'-4"
NUMBER OF SIGNS	3
SIGN 1	
SIGN DIM	6'-0 7/8" X 6'-0"
SIGN SQ FT	18.3 SF
CHANNEL LETTERS	NO
ADJUSTED SF (50%)	18.3 SF
SIGN 2	
SIGN DIM	19'-1" X 0'-11"
SIGN SQ FT	17.5 SF
CHANNEL LETTERS	YES
ADJUSTED SF (50%)	8.5 SF
SIGN 3	
SIGN DIM	2'-11" X 1'-0"
SIGN SQ FT	2.91 SF
CHANNEL LETTERS	NO
ADJUSTED SF (50%)	2.91 SF
SIGN TOTAL	
SIGN SQ FT	38.71 SF
RATIO	38.71 : 83.33
RATIO	.46 : 1



TOTAL BUILDING TABLE

FACADE FRONTAGE	929'-4"
NUMBER OF SIGNS	4
TOTAL SIGN SF	716.56 SF
RATIO	716.56 : 929.33
RATIO	.77 : 1

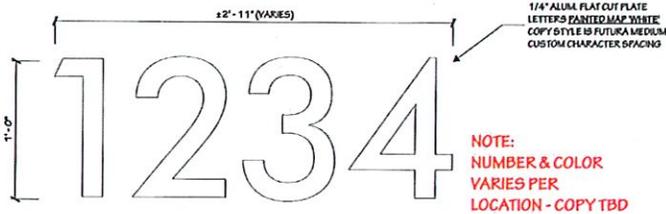
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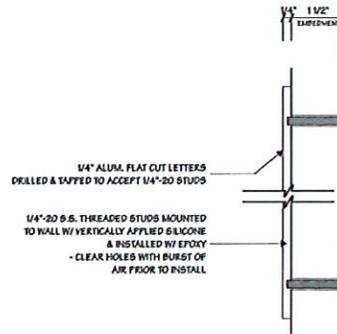
CROSS CREEK MALL
Fayetteville, North Carolina
ALTERNATE SIGN PLAN



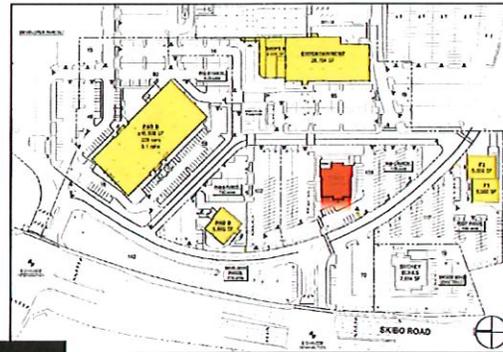
BJ'S - PAD C | WEST ELEVATION-SIGN 3



1 FRONT VIEW
1/8" = 1"



2 SECTION DETAIL @ LETTERS
3/8" = 1"



WEST ELEVATION TABLE

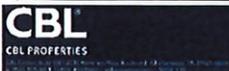
FACADE FRONTAGE	83'-4"
NUMBER OF SIGNS	3
SIGN 1	
SIGN DIM	6'-0 7/8" X 6'-0"
SIGN SQ FT	18.3 SF
CHANNEL LETTERS	NO
ADJUSTED SF (50%)	18.3 SF
SIGN 2	
SIGN DIM	19'-1" X 0'-11"
SIGN SQ FT	17.5 SF
CHANNEL LETTERS	YES
ADJUSTED SF (50%)	8.5 SF
SIGN 3	
SIGN DIM	2'-11" X 1'-0"
SIGN SQ FT	2.91 SF
CHANNEL LETTERS	NO
ADJUSTED SF (50%)	2.91 SF
SIGN TOTAL	
SIGN SQ FT	38.71 SF
RATIO	38.71 : 83.33
RATIO	.46 : 1

TOTAL BUILDING TABLE

FACADE FRONTAGE	929'-4"
NUMBER OF SIGNS	4
TOTAL SIGN SF	
	716.56 SF
RATIO	716.56 : 929.33
RATIO	.77 : 1



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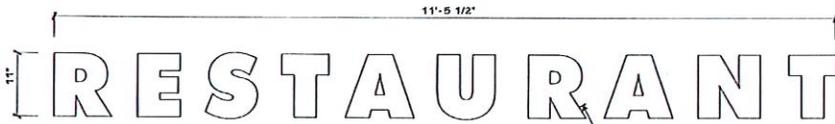


CROSS CREEK MALL
Fayetteville, North Carolina
ALTERNATE SIGN PLAN



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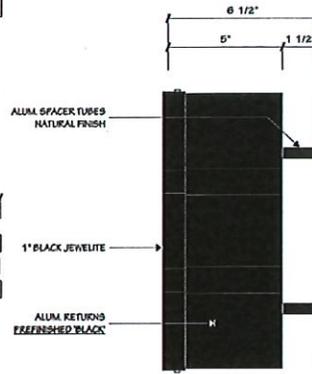
BJ'S - PAD C | SOUTH ELEVATION-SIGN 2 & 3



② FRONT VIEW
SCALE: 3/4" = 1'-0"

SIGN TYPE - BJ-R-11
SIGN AREA = 10.5 SQ. FT.

1/8" WHITE IMPACT MODIFIED ACRYLIC FACES



ALUM. SPACER TUBES
NATURAL FINISH

1" BLACK JEWELITE

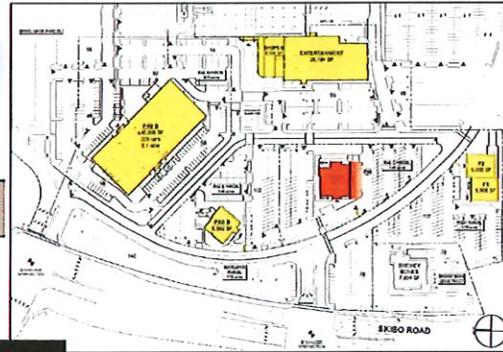
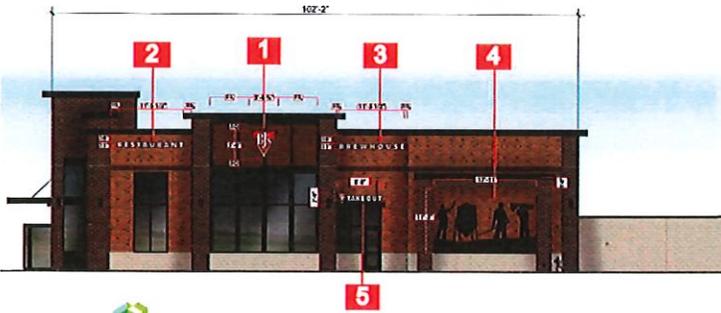
ALUM. RETURN
FINISHED BLACK



① FRONT VIEW
SCALE: 3/4" = 1'-0"

SIGN TYPE - BJ-B-11
SIGN AREA = 10.5 SQ. FT.

1/8" WHITE IMPACT MODIFIED ACRYLIC FACES



SOUTH ELEVATION TABLE	
FACADE FRONTAGE	83'-4"
NUMBER OF SIGNS	3
SIGN 1	
SIGN DIM	8'-0 3/4" X 5'-0"
SIGN SQ FT	12.7 SF
CHANNEL LETTERS	NO
ADJUSTED SF (50%)	12.7 SF
SIGN 2	
SIGN DIM	11'-5 1/2" X 0'-11"
SIGN SQ FT	10.5 SF
CHANNEL LETTERS	YES
ADJUSTED SF (50%)	5.25 SF
SIGN 3	
SIGN DIM	11'-5 1/2" X 0'-11"
SIGN SQ FT	10.5 SF
CHANNEL LETTERS	YES
ADJUSTED SF (50%)	5.25 SF
SIGN 4	
SIGN DIM	17'-11" X 8'-11"
SIGN SQ FT	159.7 SF
CHANNEL LETTERS	NO
ADJUSTED SF (50%)	159.7 SF
SIGN 5	
SIGN DIM	2'-0" X 8'-0"
SIGN SQ FT	16 SF
CHANNEL LETTERS	NO
ADJUSTED SF (50%)	16 SF
SIGN TOTAL	
SIGN SQ FT	193.65 SF
RATIO	193.65 : 102.16
RATIO	1.89 : 1

TOTAL BUILDING TABLE	
FACADE FRONTAGE	378'-0"
NUMBER OF SIGNS	15
TOTAL SIGN SF	375.45 SF
RATIO	375.45 : 378
RATIO	.99 : 1



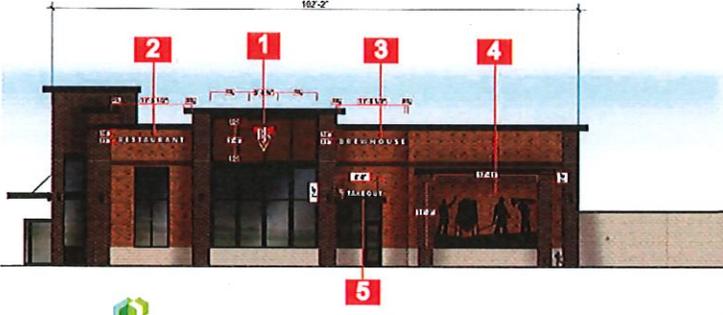
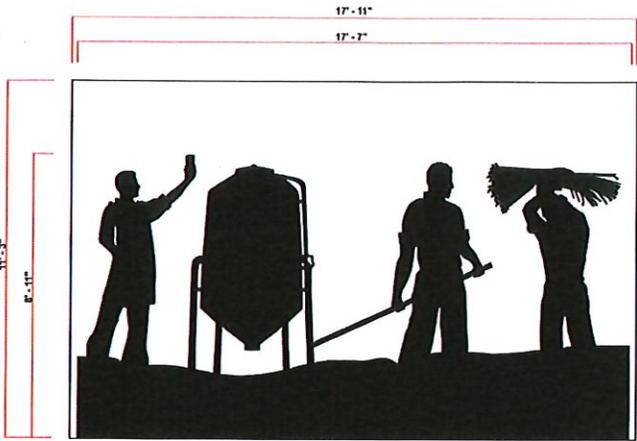
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CROSS CREEK MALL
Fayetteville, North Carolina
ALTERNATE SIGN PLAN



BJ'S - PAD C | SOUTH ELEVATION-SIGN 4



SOUTH ELEVATION TABLE

FACADE FRONTAGE	83'-4"
NUMBER OF SIGNS	3
SIGN 1	
SIGN DIM	8'-0 3/4" X 5'-0"
SIGN SQ FT	12.7 SF
CHANNEL LETTERS	NO
ADJUSTED SF (50%)	12.7 SF
SIGN 2	
SIGN DIM	11'-5 1/2" X 0'-11"
SIGN SQ FT	10.5 SF
CHANNEL LETTERS	YES
ADJUSTED SF (50%)	5.25 SF
SIGN 3	
SIGN DIM	11'-5 1/2" X 0'-11"
SIGN SQ FT	10.5 SF
CHANNEL LETTERS	YES
ADJUSTED SF (50%)	5.25 SF
SIGN 4	
SIGN DIM	17'-11" X 8'-11"
SIGN SQ FT	159.7 SF
CHANNEL LETTERS	NO
ADJUSTED SF (50%)	159.7 SF
SIGN 5	
SIGN DIM	2'-0" X 8'-0"
SIGN SQ FT	16 SF
CHANNEL LETTERS	NO
ADJUSTED SF (50%)	16 SF
SIGN TOTAL	
SIGN SQ FT	193.65 SF
RATIO	193.65 : 102.16
RATIO	1.89 : 1

TOTAL BUILDING TABLE

FACADE FRONTAGE	378'-0"
NUMBER OF SIGNS	15
TOTAL SIGN SF	
TOTAL SIGN SF	375.45 SF
RATIO	375.45 : 378
RATIO	.99 : 1

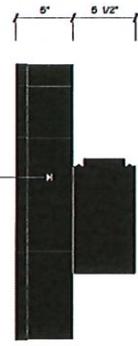
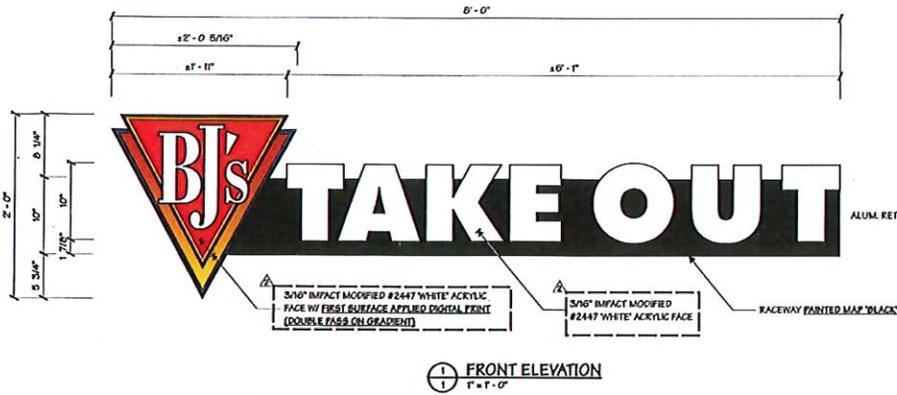
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CBL
 CBL PROPERTIES

CROSS CREEK MALL
 Fayetteville, North Carolina
 ALTHEA SICKELIAN

NELSON
 18.04210 | 01.21.2020 | 27

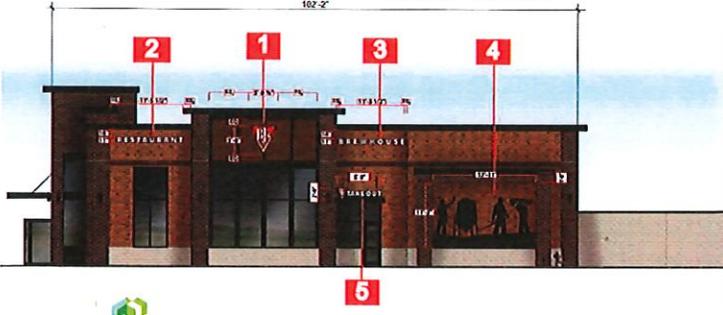
BJ'S - PAD C | SOUTH ELEVATION-SIGN 5



SOUTH ELEVATION TABLE

FACADE FRONTAGE	83'-4"
NUMBER OF SIGNS	3
SIGN 1	
SIGN DIM	8'-0 3/4" X 5'-0"
SIGN SQ FT	12.7 SF
CHANNEL LETTERS	NO
ADJUSTED SF (50%)	12.7 SF
SIGN 2	
SIGN DIM	11'-5 1/2" X 0'-11"
SIGN SQ FT	10.5 SF
CHANNEL LETTERS	YES
ADJUSTED SF (50%)	5.25 SF
SIGN 3	
SIGN DIM	11'-5 1/2" X 0'-11"
SIGN SQ FT	10.5 SF
CHANNEL LETTERS	YES
ADJUSTED SF (50%)	5.25 SF
SIGN 4	
SIGN DIM	17'-11" X 8'-11"
SIGN SQ FT	159.7 SF
CHANNEL LETTERS	NO
ADJUSTED SF (50%)	159.7 SF
SIGN 5	
SIGN DIM	2'-0" X 8'-0"
SIGN SQ FT	16 SF
CHANNEL LETTERS	NO
ADJUSTED SF (50%)	16 SF
SIGN TOTAL	
SIGN SQ FT	193.65 SF
RATIO	193.65 : 102.16
RATIO	1.89 : 1

SIGN TYPE - BJ-TO-LOGO-24
SIGN AREA = 16.0 SQ. FT.



TOTAL BUILDING TABLE

FACADE FRONTAGE	378'-0"
NUMBER OF SIGNS	15
TOTAL SIGN SF	375.45 SF
RATIO	375.45 : 378
RATIO	.99: 1

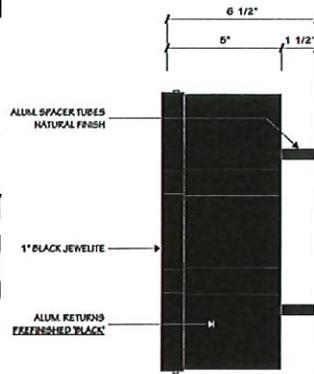
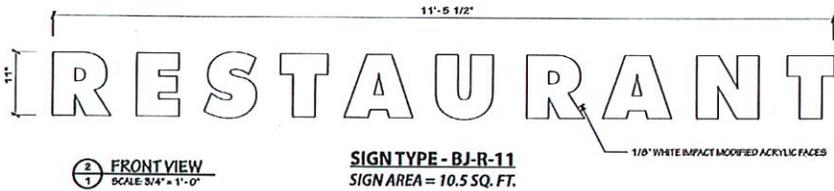
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CROSS CREEK MALL
Fayetteville, North Carolina
ALTERNATE SIGN PLAN

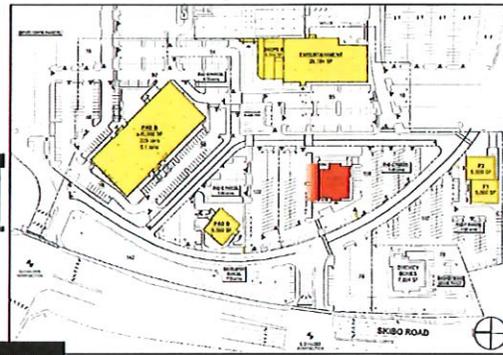
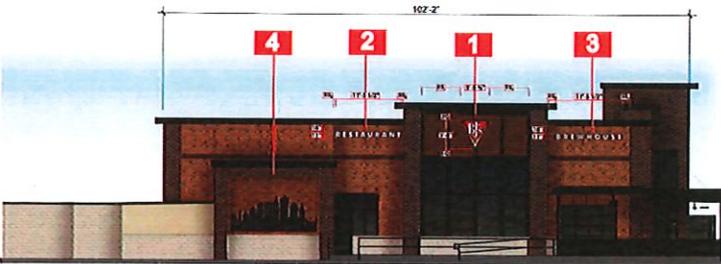


BJ'S - PAD C | NORTH ELEVATION-SIGN 2 & 3



NORTH ELEVATION TABLE

FACADE FRONTAGE	102'-2"
NUMBER OF SIGNS	4
SIGN 1	
SIGN DIM	5'-0 3/4" X 5'-0"
SIGN SQ. FT.	12.7 SF
CHANNEL LETTERS	NO
ADJUSTED SF (50%)	12.7 SF
SIGN 2	
SIGN DIM	11'-5 1/2" X 0'-11"
SIGN SQ. FT.	10.5 SF
CHANNEL LETTERS	YES
ADJUSTED SF (50%)	5.25 SF
SIGN 3	
SIGN DIM	11'-5 1/2" X 0'-11"
SIGN SQ. FT.	10.5 SF
CHANNEL LETTERS	YES
ADJUSTED SF (50%)	5.25 SF
SIGN 4	
SIGN DIM	15'-0" X 6'-3 3/4"
SIGN SQ. FT.	94.69 SF
CHANNEL LETTERS	YES
ADJUSTED SF (50%)	94.69 SF
SIGN TOTAL	
SIGN SQ. FT.	117.89 SF
RATIO	117.89 : 102.16
RATIO	1.15 : 1



TOTAL BUILDING TABLE

FACADE FRONTAGE	378'-0"
NUMBER OF SIGNS	15
TOTAL SIGN SF	375.45 SF
RATIO	375.45 : 378
RATIO	.99 : 1



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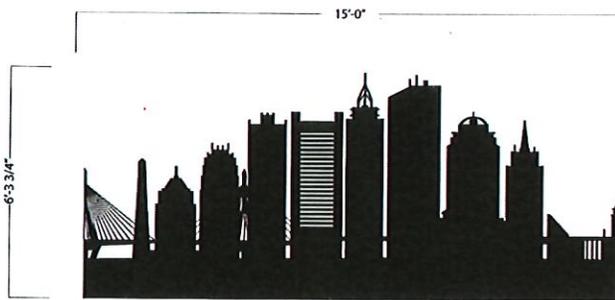


CROSS CREEK MALL
Fayetteville, North Carolina
ALTERNATE SIGN PLAN



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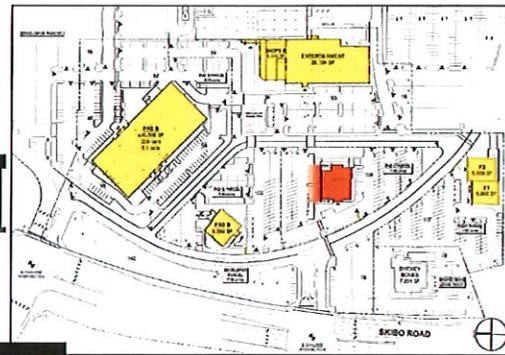
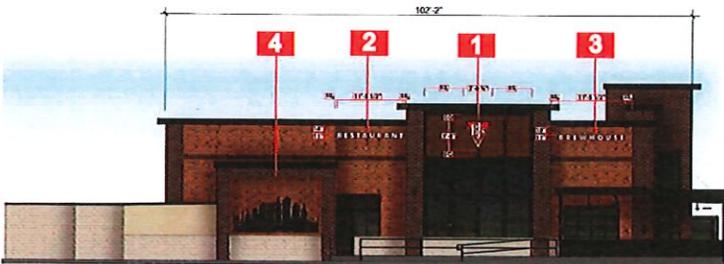
BJ'S - PAD C | NORTH ELEVATION-SIGN 4



DIMENSIONS ARE TO BE FIELD VERIFIED

SKYLINE WILL VARY DEPENDING ON CITY

SIGN TYPE - BJ-SL
SIGN AREA TOTAL = N/A



NORTH ELEVATION TABLE

FACADE FRONTAGE	102'-2"
NUMBER OF SIGNS	4
SIGN 1	
SIGN DIM	5'-0 3/4" X 5'-0"
SIGN SQ FT	12.7 SF
CHANNEL LETTERS	NO
ADJUSTED SF (50%)	12.7 SF
SIGN 2	
SIGN DIM	11'-5 1/2" X 0'-11"
SIGN SQ FT	10.5 SF
CHANNEL LETTERS	YES
ADJUSTED SF (50%)	5.25 SF
SIGN 3	
SIGN DIM	11'-5 1/2" X 0'-11"
SIGN SQ FT	10.5 SF
CHANNEL LETTERS	YES
ADJUSTED SF (50%)	5.25 SF
SIGN 4	
SIGN DIM	15'-0" X 6'-3 3/4"
SIGN SQ FT	94.69 SF
CHANNEL LETTERS	YES
ADJUSTED SF (50%)	94.69 SF
SIGN TOTAL	
SIGN SQ FT	117.89 SF
RATIO	117.89 : 102.16
RATIO	1.15 : 1

TOTAL BUILDING TABLE

FACADE FRONTAGE	378'-0"
NUMBER OF SIGNS	15
TOTAL SIGN SF	375.45 SF
RATIO	375.45 : 378
RATIO	.99 : 1



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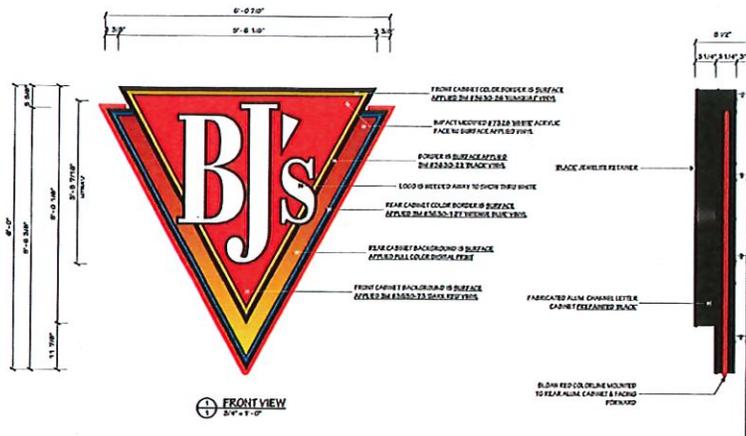


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Fayetteville, North Carolina
ALTERNATE SIGN PLAN



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BJ'S - PAD C | EAST ELEVATION-SIGN 1



EAST ELEVATION TABLE

FACADE FRONTAGE	90'-4"
NUMBER OF SIGNS	3
SIGN 1	
SIGN DIM	5'-0 3/4" X 5'-0"
SIGN SQ FT	12.7 SF
CHANNEL LETTERS	NO
ADJUSTED SF (50%)	12.7 SF
SIGN 2	
SIGN DIM	12'-6" X 1'-0"
SIGN SQ FT	12.5 SF
CHANNEL LETTERS	YES
ADJUSTED SF (50%)	6.25 SF
SIGN 3	
SIGN DIM	12'-6" X 1'-0"
SIGN SQ FT	12.5 SF
CHANNEL LETTERS	NO
ADJUSTED SF (50%)	6.25 SF
SIGN TOTAL	
SIGN SQ FT	25.2 SF
RATIO	25.2 : 90.33
RATIO	.28 : 1



TOTAL BUILDING TABLE

FACADE FRONTAGE	378'-0"
NUMBER OF SIGNS	15
TOTAL SIGN SF	
TOTAL SIGN SF	375.45 SF
RATIO	375.45 : 378
RATIO	.99 : 1



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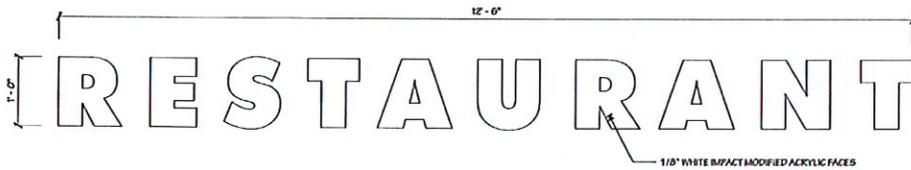


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Fayetteville, North Carolina
ALTERNATE SIGN PLAN



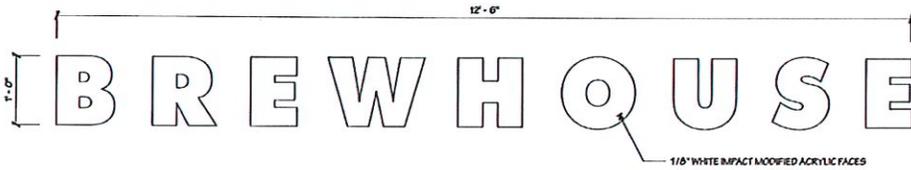
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BJ'S - PAD C | EAST ELEVATION-SIGN 2 & 3



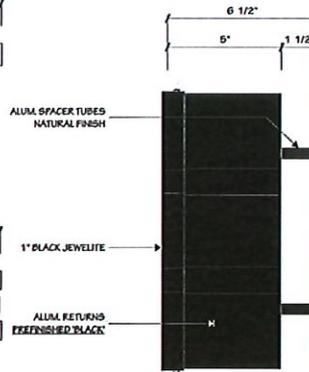
1 FRONT VIEW
SCALE: 3/4" = 1'-0"

SIGN TYPE - BJ-R-12
SIGN AREA = 12.5 SQ. FT.



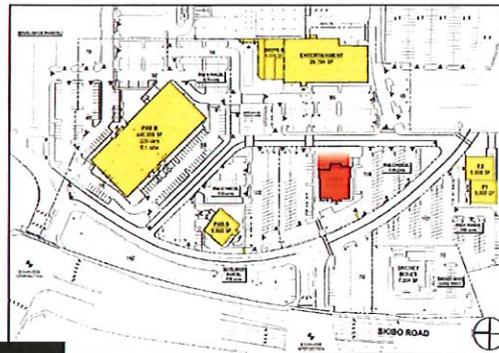
2 FRONT VIEW
SCALE: 3/4" = 1'-0"

SIGN TYPE - BJ-B-12
SIGN AREA = 12.5 SQ. FT.



EAST ELEVATION TABLE

FACADE FRONTAGE	90'-4"
NUMBER OF SIGNS	3
SIGN 1	
SIGN DIM	5'-0 3/4" X 5'-0"
SIGN SQ FT	12.7 SF
CHANNEL LETTERS	NO
ADJUSTED SF (50%)	12.7 SF
SIGN 2	
SIGN DIM	12'-6" X 1'-0"
SIGN SQ FT	12.5 SF
CHANNEL LETTERS	YES
ADJUSTED SF (50%)	6.25 SF
SIGN 3	
SIGN DIM	12'-6" X 1'-0"
SIGN SQ FT	12.5 SF
CHANNEL LETTERS	NO
ADJUSTED SF (50%)	6.25 SF
SIGN TOTAL	
SIGN SQ FT	25.2 SF
RATIO	25.2 : 90.33
RATIO	.28 : 1



TOTAL BUILDING TABLE

FACADE FRONTAGE	378'-0"
NUMBER OF SIGNS	15
TOTAL SIGN SF	375.45 SF
RATIO	375.45 : 378
RATIO	.99 : 1



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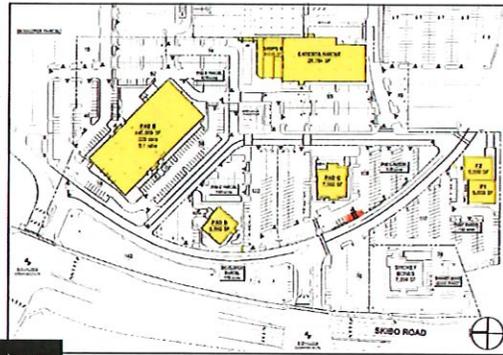
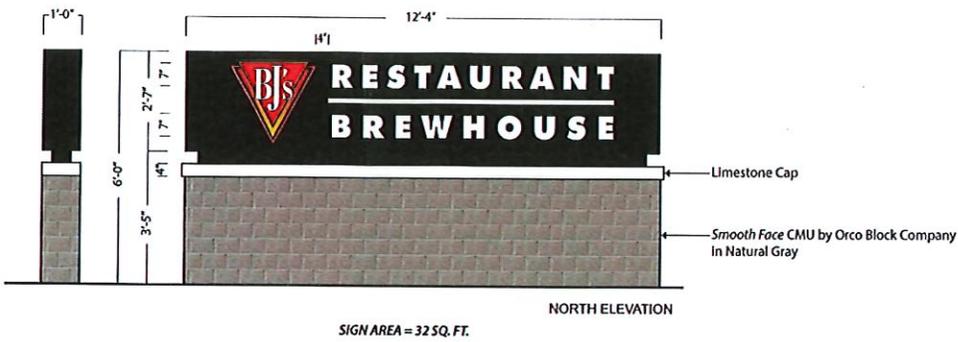


CROSS CREEK MALL
Fayetteville, North Carolina
ALTERNATE SIGN PLAN



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BJ'S- PAD C | MONUMENT SIGN



MONUMENT SIGN TABLE

FACADE FRONTAGE	378'-0"
NUMBER OF SIGNS	1
TOTAL SIGN SF	64 SF
RATIO	64 : 378
RATIO	.17: 1



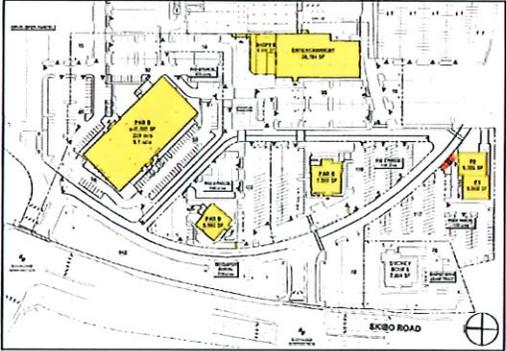
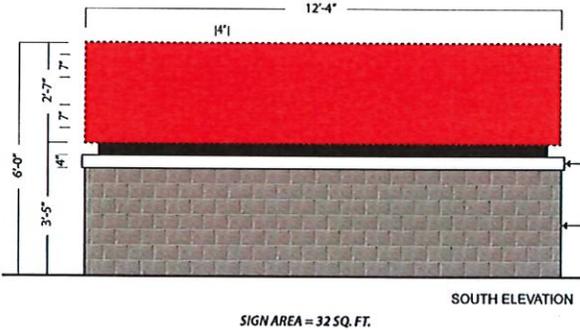
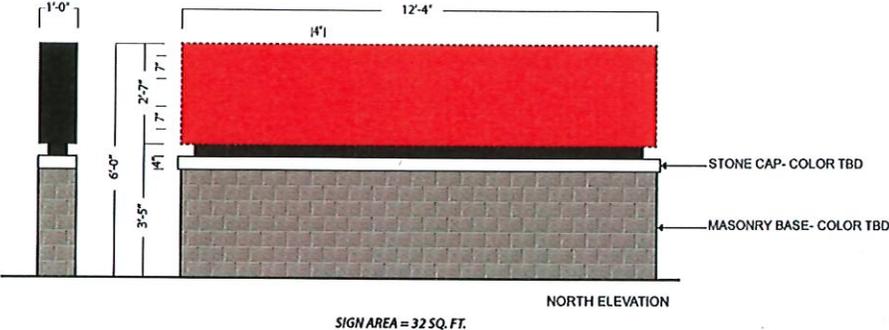
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ALTERNATE SIGN PLAN



PAD F | MONUMENT SIGN



MONUMENT SIGN TABLE

FACADE FRONTAGE	437'-0"
NUMBER OF SIGNS	1
TOTAL SIGN SF	64 SF
RATIO	64 : 437
RATIO	.14: 1